

# JUST LISTED!

## MIRAMAR APARTMENTS

📍 6032-6040 SW 25th St, Miramar, FL 33023

### INVESTMENT HIGHLIGHTS

- Rare Opportunity To Acquire Well-Maintained, Turnkey Multifamily Asset In The Miramar Isles Neighborhood Of Miramar
- Asset Consists Of 3 Adjacent Buildings (Separately Parceled) On Large 0.93 AC Lot With Favorable Zoning, Offering Stable Income And Future Redevelopment Potential
- Extremely Well-Maintained By Professional Operator With Minimal To No Capital Expenditures Needed In Short-Term
- All Electrical And Plumbing Has Been Updated
- Every Unit Has Been Renovated And Features Open, Spacious Layouts With New Flooring, Cabinetry/Countertops, Stainless Steel Appliances, Updated Bathrooms, Etc.
- Property Features Central Air Conditioning Throughout And Private Patio Space For Every Unit
- Community Amenities Include Ample Parking For Tenants & Guests And Multiple Common Laundry Facilities
- Prime Miramar Location In Quiet Neighborhood Close To Retailers, Restaurants, Schools, Offices, Etc.
- Located Just North Of Miramar Pkwy And SR-441 Providing Easy Accessibility To Anywhere In Broward County

### INVESTMENT DETAILS

Price	\$2,995,000
Cap Rate	6.00%
Number of Units	15
Building Size	11,892 SF
Price PSF	\$251.85
Price Per Unit	\$199,666.67
Year Built	1973
Lot Size	0.93 Acres





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