

\$1,800,000

## 450 ALTON RD 3704 MIAMI BEACH FL 33139

<https://miamirealestateinc.com>

INVESTOR OPPORTUNITY! Tenant occupied till April 15,2023 at \$11,000/month. Tenant has prepaid entire lease all being held in escrow. At asking price of 1.8 mil it is a 5% ROI plus appreciation. Located in Miami Beach's premier South of Fifth neighborhood, this 2 bedroom 2.5 bath on the 37th floor has floor-to-ceiling glass windows showcasing [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1536 sq ft

### Basics

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 2005

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1536 sq ft



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## Rooms & Units Description

**Unit Number:** 3704

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## Location Details

**County Or Parish:** Miami-Dade County

**Directions:** 4th St. and Alton Rd.

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## Property details

**Total Building Area:** 1536

**Subdivision Name:** ICON CONDO

**Parcel Number:** 02-42-03-286-1300

**Possession:** Closing & Funding

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## Property Features



**Building Features:** Exterior Lighting

**Interior Features:** Bedroom on Main Level,Closet Cabinetry,First Floor Entry,Main Level Master,Elevator

**Pool Features:** Association

**Security Features:** Fire Sprinkler System,Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Electric:** Fuses

**Garage Spaces:** 1

**Heating:** Central,Electric

**Pets Allowed:** Size Limit,Yes

**View Y/N:** 1

**Entry Location:** 37

**Property Attached Y/N:** 1

**Stories Total:** 42

**Exterior Features:** Balcony

**Waterfront Features:** Bay Front,Ocean Access

**Parking Features:** One Space,Garage Door Opener

**Appliances:** Dryer,Dishwasher,Electric Range,Ice Maker,Microwave,Refrigerator,Washer

**Association Amenities:** Marina,Cabana,Elevator(s),Fitness Center,Library,Pool,Sauna,Spa/Hot Tub,Trash

**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Flooring:** Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay,City,Ocean

**Entry Level:** 37

**Patio and Porch Features:** Balcony,Open

**Waterfront Y/N:** 1

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## Miscellaneous

**Public Survey Township:** 2

**Syndication Remarks:** Beautiful 2/2.5 in the luxe Icon South Beach. Subzero fridge and Miele appliances Investor opportunity! Tenant occupied at \$11k/month-- 5.15% ROI

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11143624>

**Public Survey Section:** 3

**Year Built Details:** New Construction

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## Fees & Taxes



**Tax Annual Amount:** 18456

**Tax Year:** 2021

**Tax Legal Description:** ICON CONDO UNIT 3704 UNDIV 0.31258 INT IN  
COMMON ELEMENTS OFF REC 22824-4551 COC 26254-4919 02 2008 1

**Association Fee  
Frequency:**  
Monthly

**Association Fee Includes:** Association Management,Cable  
TV,Internet,Maintenance Grounds,Parking,Pest Control,Pool(s),Reserve  
Fund,Sewer,Security,Trash,Water

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## Courtesy of

**Office Name:** Global Luxury Realty LLC

