

## 6345 COLLINS AVE TH4 MIAMI BEACH FL 33141

<https://miamirealestateinc.com>

Unique 2 story TH unit w/ DIRECT pool & beach access from unit patio. Casablanca is one of only two buildings in Mid Beach that allows daily rentals through Airbnb & other platforms. Low HOA dues of \$654/month. Current owner has just invested \$50,000 in renovations and new furnishings. Cap rate of 7% based on [...]

\$1,179,000

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1430 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1430 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1995



---

## Rooms & Units Description

**Unit Number:** TH4

---

## Location Details

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

---

## Property details

**Total Building Area:** 1430

**Subdivision Name:** THE CASABLANCA CONDO

**Parcel Number:** 02-32-11-064-0040 **Possession:** Closing & Funding

---

## Property Features



**Exterior Features:**

Balcony,Patio

**Laundry Features:**

Washer Hookup,Dryer Hookup

**Pool Features:**

Association

**Security Features:**

Smoke Detector(s)

**Association Amenities:**

Fitness Center,Pool

**Cooling:** Central Air**Flooring:** Tile**Heating:** Central**Pets Allowed:**

Conditional,Yes

**View Y/N:** 1**Entry Location:** 1**Property Attached Y/N:**

1

**Stories Total:** 11**Interior Features:** First Floor Entry,Main Living Area Entry Level,Other**Waterfront Features:** Ocean Access,Ocean Front**Parking Features:** Valet**Appliances:** Built-In

Oven,Dryer,Dishwasher,Microwave,Refrigerator,Water Purifier,Washer

**Construction Materials:** Block**Cooling Y/N:** 1**Furnished:** Furnished**Heating Y/N:** 1**View:** Ocean**Entry Level:** 1**Patio and Porch Features:** Balcony,Open,Patio**Waterfront Y/N:** 1

---

## Miscellaneous

**Public Survey Township:** 2**Public Survey Section:** 11**Syndication Remarks:** Unique 2-story townhouse unit at the Casablanca Miami Beach with DIRECT pool and beach access from the unit patio that ALLOWS daily rentals!**Year Built Details:** Condo-Hotel**Virtual Tour URL:** <https://my.matterport.com/show/?m=jPBfonyJWH8&mIs=1>

---

## Fees & Taxes



**Tax Annual Amount:** 8732

**Tax Year:** 2021

**Tax Legal Description:** THE  
CASABLANCA CONDO UNIT TH-4 UNDIV  
0.0033507 % INT IN COMMON ELEMENTS  
OFF REC 16540-71 OR 20093-1897 1101  
1 COC 23578-2196 06 2005 1

**Association Fee:** 654

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Amenities,Common  
Areas,Hot Water,Maintenance Grounds,Maintenance  
Structure,Pest Control,Pool(s),Recreation  
Facilities,Security,Trash,Water

---

## Courtesy of

**Office Name:** Miller Eaton LLC

