

Unique Opportunity In The Heart Of Coral Gables

36 Phoenetia Ave, Coral Gables, FL 33134



FOR MORE INFORMATION, PLEASE CONTACT:

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Keyes Commercial

2423 LeJeune Road
Coral Gables, FL 33134

P: 305.443.7423

www.keyescommercial.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,398,000
Building Size:	3,824 SF
Available SF:	
Lot Size:	8,030 SF
Number Of Units:	6
Price / SF:	\$365.59
Cap Rate:	11.39%
NOI:	\$159,170
Year Built:	1926
Zoning:	5001 Hotels and Motels - General Medium Density
Market:	Miami
Submarket:	Coral Gables North Gables area

PROPERTY OVERVIEW

The Keyes company is offering a 100% fee simple interest in a 6 unit hospitality community, located in the heart of Coral Gables..

This "one of a kind" listing offers a unique opportunity for an investor to acquire a well maintained and fully updated income producing property. This is a rare and much coveted investment in the city beautiful. Strong demand for this type of product. Fully automated, easily managed. Closely located to the airport, downtown, and other main city areas. All furnishings and accessories are included with the sale

PROPERTY HIGHLIGHTS

- Centrally located in the Heart of Coral Gables
- Fully updated and furnished
- Lush landscaping
- Historical landmark
- Lush landscaping
- Balconies in some units

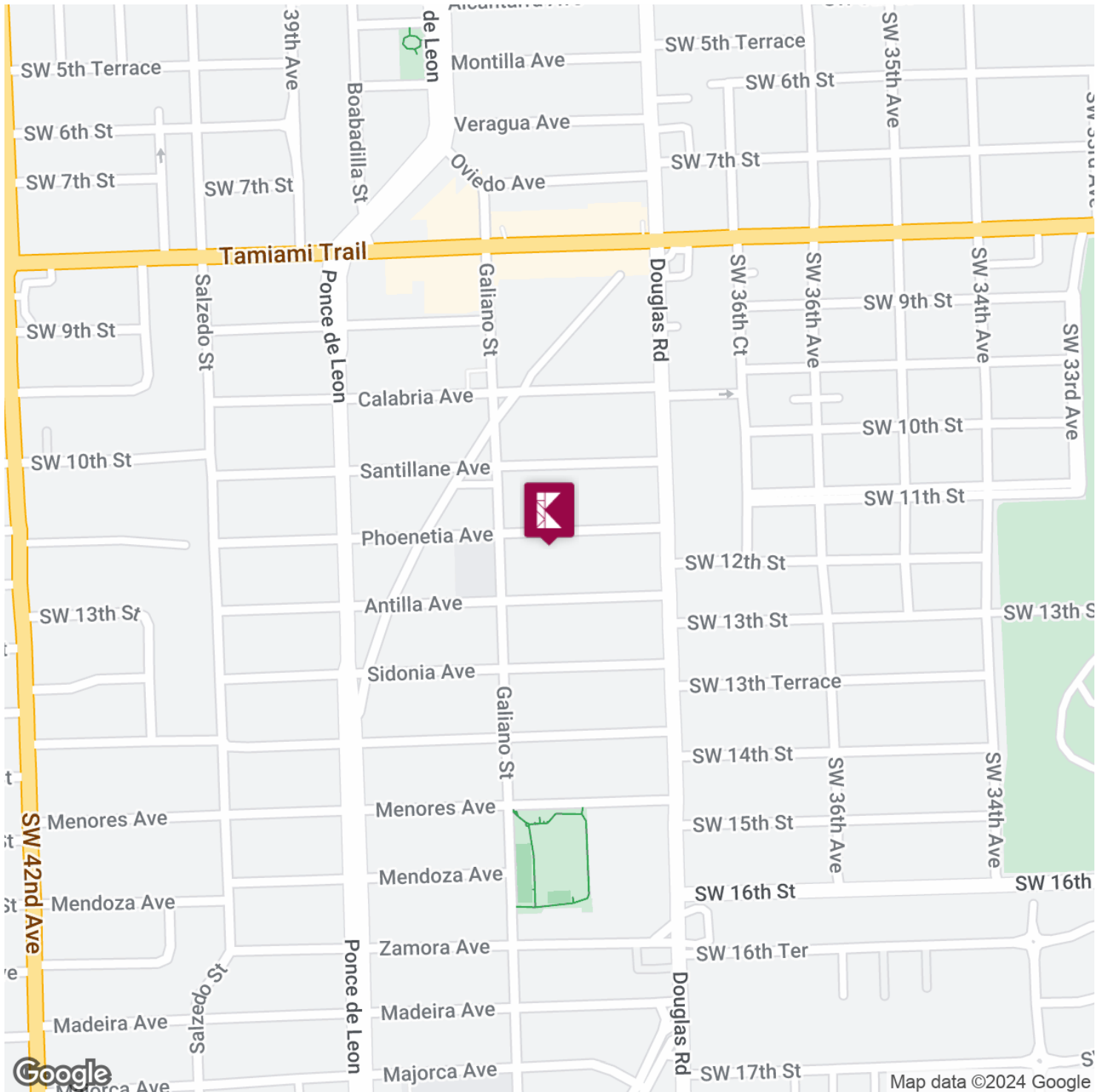
Residing

36 PHOENETIA

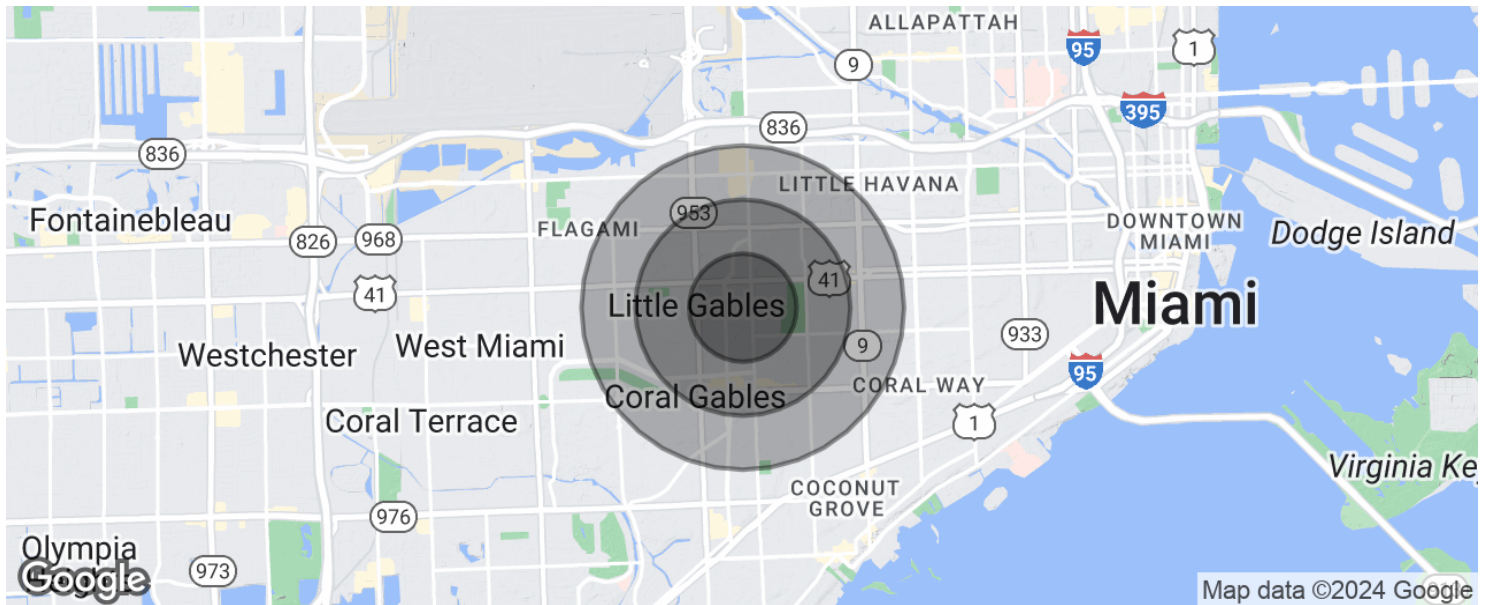
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	9,719	34,588	74,367
Median age	41.3	42.5	42.8
Median age (Male)	38.5	40.2	40.7
Median age (Female)	44.8	44.4	44.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	4,580	14,333	28,980
# of persons per HH	2.1	2.4	2.6
Average HH income	\$47,495	\$51,706	\$53,187
Average house value	\$312,265	\$349,238	\$380,601

* Demographic data derived from 2020 ACS - US Census