

**OFFICE CONDO FOR SALE
LINCOLN ROAD AREA
SOUTH BEACH**



- ADDRESS:** 1680 Michigan Ave, Condo Unit 1013
South Beach, Florida
- OFFICE SIZE:** 929 usable square feet, per condo survey.
- ASKING PRICE:** \$599,000
- ON SITE PARKING:** Two assigned parking spaces in onsite garage.
Adjacent municipal parking lot for visitors.
- INCREDIBLE VIEWS:** Floor to ceiling north views of Miami Beach
homes and golf course.
- MONTHLY CONDO FEES:** \$914/month includes electric and cleaning (2018)
- REAL ESTATE TAXES:** \$7,600/year (2017).
- PROPERTY DESCRIPTION:** Light and airy with high open ceilings. Glass
partitions for all offices provide great views
throughout the space. Excellent layout with one
12 x 16 executive corner glass office, two 8 x 11
glass offices and large open 17 x 35 work space
with room for 8-10 work stations.
- LOCATION DESCRIPTION:** Class A Lincoln Road Area Office Building with
concierge in lobby. Steps from restaurants and
shops. Walk out the front door of the building
and have lunch with clients on Lincoln Road.
Why rent when you can own an office condo and
be protected from future rent increases.
- TENANT:** Tenant is month to month but would sign lease
at rent TBD if new owner is buying for income.
- FOR INFORMATION:** Saul Gross 305-321-0599 saul@stream-line.com
For more photos see
<http://www.loopnet.com/lid/20456801>

Any information herein is obtained from sources considered reliable. However, we are not responsible for misstatement of fact, errors, omissions, prior sale or lease, withdrawal from market, modifications of terms and conditions or change in price without notice.