



Remarks

PRICED TO SELL- SELLER MOTIVATED - BRING OFFER TURNKEY HIGH INCOME rented through 5/31/2026, TENANTS WANT EXTENSION. Completely remodeled 2 bed 2 bath condo including RARE Hurricane Impact Windows upgrade on Biscayne Bay with 1 parking space. HOA pays ALL UTILITIES= FREE A/C!!! CERTIFICATION DONE-ALL ASSESMENTS PAID. Great city views of Brickell (all pics taken from inside unit). In coveted Brickell Business District; Ground Zero to the best restaurants/bars & entertainment in Miami. ***See VIDEO/VIRTUAL TOUR/WALKTHROUGH for video of unit and URL link for laundry facilities video*** Unmatched tenant mix on the

Features & Amenities

backlit mirrors. Windows are a minimum \$20,000 upgrade. Passed 30/40 yr building certifications. ***NOTES: NO 27 SHORT-TERM RENTALS PERMITTED NO BALCONY in unit but each floor has a shared laundry room (11 condo units on each floor sharing 2 machines)***

County	Dade	Bedrooms	2	City	Miami
Address	825 Brickell Bay Dr	Bathrooms	2	State	FL
Unit #	1448	Half Bathrooms	0	Tax Amount	\$6269
Complex	FOUR AMBASSADORS CONDO PH	Garage Spaces	1	Tax Year	\$2,025
		Water Front	n/a	Year Built	1968
		Pool	n/a		
		Pets Allowed	n/a		
		Total Area SqFt			
		Maintenance Fee	\$973		
		Lot Dimensions	990		

Information has not been verified, is not guaranteed

