



**\$580,000**

## **45 9TH ST, MIAMI, FL, 33130**

<https://ritterproperties.com>

Discover a stunning modern condo in the heart of Brickell, Miami. This luxurious 1-bedroom, 1.5-bath unit offers breathtaking river and skyline views, making it a prime investment. Currently rented at \$3,550/month with expenses of \$1,713/month (covering tax and HOA), it offers solid returns. The tenant's lease runs until April 2025, but if the buyer is [...]

- 1 bed
- 1 bath
- Residential
- Condominium
- Active
- 738 sq ft



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## Basics

**Date added:** Added 1 month ago

**Type:** Residential

**Bedrooms:** 1 bed

**Half baths:** 1 half bath

**Lot size, sq ft:** 0 sq ft

**ListOfficeName:** One Sotheby's International Re

**View:** Other View, River, Skyline

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11614535

**Category:** Condominium

**Status:** Active

**Bathrooms:** 1 bath

**Area:** 738 sq ft

**SubdivisionName:** BRICKELL HEIGHTS EAST  
CON,Brickell Heights II

**GarageSpaces:** 1

**UnitNumber:** 3109

**EntryLevel:** 31

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## Building Details

**Cooling features:** Central Air, Electric

**ArchitecturalStyle:** High Rise

**Building Name:** Brickell Heights

**Heating:** Central, Electric

**Year built:** 2017

**NewConstructionYN:** No

**Exterior material:** CBS Construction

**Parking:** 1 Space, Valet

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## Amenities & Features

**Features:** Built-in Features, Closet Cabinetry,  
Fire Sprinklers, Lobby, Pantry

**Amenities:** Dishwasher, Disposal, Dryer,  
Electric Range, Microwave, Refrigerator, Self  
Cleaning Oven, Washer

**ExteriorFeatures:** Open Balcony

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Fire Sprinklers, Fire Alarm,  
Smoke Detector, Secured Garage/Parking,  
Lobby Secured, TV Camera

**WindowFeatures:** Blinds, High Impact  
Windows, Impact Glass

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

