

INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.



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Price: \$1,791,000			MLS Number: A12026139			Single Family		
1460 West Ave, Miami Beach, Florida 33139 USA								
Beds: 2			Baths: 2			Living Area: 4,952		
Lot Square Feet: 1,680			HOA Fees: \$0			Year Built: 1947		
Community: ALTON BEACH BAY FRONT RE-					Subdivision: ALTON BEACH BAY FRONT RE-			
Junior High: Nautilus					High School: Miami Beach			

ABOUT THIS PROPERTY

NO Condo Fees. Rare opportunity to acquire three residences within a boutique four unit MiMo style building on a cc property allows the ability to live in one residence while generating income from the others, create a live and work er oversized 2 bedroom, 2 bathroom units currently being offered for sale. Each residence is just under 1,200 square fe space, private front and rear entrances, and 3 onsite parking spaces. One unit is currently vacant, while two are occi improvements have already been completed, including a 10 year old roof, updated electrical and plumbing systems, building recently leased for \$3,150 per month, supporting strong rental demand in the area. Located just minutes from Units may be available for individual sale

