

# INES FLAX

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**Price: \$1,400,000**

**MLS Number: A11700597**

**Single Family**

**161 NW 35th St, Miami, Florida 33127 USA**

**Beds:** 3

**Baths:** 4

**Living Area:** 1,451

**Lot Square Feet:** 5,000

**HOA Fees:**

**Year Built:** 1925

**Lot Dimensions:** 5000

**Community:** WYND WOOD PARK

**Subdivision:** WYND WOOD PARK

## ABOUT THIS PROPERTY

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T5-L Investors, Developers, Excellent opportunity to develop an urban project of up to 5 stories. The best zoning of Wynwood Norte T5-L. This land is in the best of the streets in this area and walking distance from Midtown Shops, Design District, Brickell, Wynwood Art Walls, Restaurants, Bars. Also just 15 minutes drive to MIA, Miami Beach and with access to the best transportation routes such as the major Expressways I95, I-395. This is a great opportunity to assemble more lots on this block to take full advantage of the T5 zoning which allows up to 150 units per acre. Meanwhile Buyer can rent the Single Family Home 3/2 on this 5,000 sq.ft. lot, house in excellent conditions and renovated. Also property has two efficiencies at backside of the house with private entrance (both rented).

# PROPERTY LOCATION

Image

ONE | Sotheby's  
INTERNATIONAL REALTY

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