

# INES FLAX

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**Price:** \$689,500

**MLS Number:** A11854394

**Condo / Town Home**

**999 SW 1st Ave Unit 1611, Miami, Florida 33130 USA**

**Beds:** 2

**Baths:** 2

**Living Area:** 1,097

**Unit:** 1611

**HOA Fees:** \$1,225

**Year Built:** 2015

**Community:** NINE AT MARY BRICKELL VIL

**Subdivision:** NINE AT MARY BRICKELL VIL

**Elementary School:** Southside

**Junior High:** Shenandoah

## ABOUT THIS PROPERTY

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Freshly painted and income-producing, this fully furnished and equipped 2-bedroom, 2-bath residence in the heart of 30-day minimum rentals and is currently leased at \$4,000/month through June, with one parking space rented separately for \$175/month, providing immediate cash flow. The unit consistently attracts short- to mid-term professional tenants on with the University of Miami, demonstrating strong and repeat rental demand. Enjoy city skyline and pool views, recessed lighting, wood-grain tile throughout including the balcony, Italian cabinetry with quartz countertops, window shades, and brand-new custom closets in both bedrooms. A rare Brickell feature, the unit includes two assigned, side-by-side covered parking spaces, with the option to rent the second for approximately \$175-\$200 per month for additional income. Steps from Publix downstairs, Brickell City Centre, top restaurants and shops, and ideal for professionals seeking turnkey living.

# PROPERTY LOCATION

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Image



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