

# INES FLAX

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







Price: \$619,000		MLS Number: A11918510		Condo / Town Home	
485 Brickell Ave Unit 3503, Miami, Florida 33131 USA					
Beds: 1		Baths: 1		Living Area: 790	
Unit: 3503		HOA Fees: \$2,100		Waterfront: YES	
Year Built: 2009					
Community: ICON BRICKELL CONDO NO 3			Subdivision: ICON BRICKELL CONDO NO 3		
Elementary School: Southside			Junior High: Shenandoah		

## ABOUT THIS PROPERTY

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Exclusive 1BD/1BA at Icon Brickell Tower 3, fully furnished and operating as a high-performing Airbnb with a proven high-impact doors and an open balcony with gorgeous bay and river views. Enjoy resort-style living with world-class and expected to be reduced by the end of 2026, giving buyers strong upside on future operating costs. A highly expected with a seamless handoff. Pro forma financials and detailed yearly revenue numbers are available upon request for short-term rental buildings. This opportunity will not last.

