



A11935792 SEP MLSS 2025

Price: \$365,000

MLS Number: A11935792

Condo / Town Home

17120 SW 94th Ave Unit 404, Palmetto Bay, Florida 33157 USA

Beds: 3

Baths: 2

Half Baths: 1

Living Area: 1,638

Unit: 404

HOA Fees: \$599

Year Built: 1974

Community: HERITAGE SQUARE CONDO

Subdivision: HERITAGE SQUARE CONDO

Junior High: Southwood

High School: Miami Palmetto

ABOUT THIS PROPERTY

Spacious 3-bedroom, 3-bathroom condominium located in the highly desirable Palmetto Bay market. This property represents a strong value-add investment opportunity, ideal for buyers seeking to reposition and enhance value through targeted improvements. The unit features new interior paint and requires capital improvements to flooring and bathrooms, offering clear upside potential. Located within a well-established condominium community with consistent local demand, making it attractive for both investors and end users after upgrades. Excellent opportunity to acquire in a prime Palmetto Bay location.

