

# INES FLAX

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







Price: \$690,000		MLS Number: A11941866		Single Family	
4001 NW 3rd St, Miami, Florida 33126 USA					
Beds: 5		Baths: 3		Living Area: 1,908	
Lot Square Feet: 6,656		HOA Fees:		Year Built: 1946	
Community: DURHAM TERRACE			Subdivision: DURHAM TERRACE		
Elementary School: Kinlock Park			Junior High: Kinlock Park		
High School: Coral Gables					



## ABOUT THIS PROPERTY

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income-Producing Opportunity. Well-maintained property currently operating as three separate rental units with independent 2-bath main residence, plus two additional rental units, all tenant occupied. Monthly expenses are approximately \$6,000. Access to Miami International Airport, Coral Gables, Flagami, major highways, shopping, and dining, and near the university. Do not disturb tenants. Showings by appointment only with an acceptable offer. Financing: Cash or Conventional only.



