



**Price: \$875,000**

**MLS Number: A11957608**

**Single Family**

**2345 SW 19th St, Miami, Florida 33145 USA**

**Beds: 8**

**Baths: 4**

**Living Area: 4,982**

**Lot Square Feet: 6,600**

**HOA Fees:**

**Year Built: 1923**

**Community: PALM GROVE**

**Subdivision: PALM GROVE**

**Elementary School: Shenandoah**

**Junior High: Shenandoah**

**High School: Miami Senior**

## ABOUT THIS PROPERTY

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Rare multifunctional investment opportunity in the heart of Shenandoah South, a high-demand neighborhood where evolution toward multi-million dollar homes. This property is being sold primarily for land value, offering an ideal can capitalize on the Miami 21 Zoning Code. The property currently features two buildings: a two-story main house and a two apartment units. Equipped with two existing electrical meters, providing a solid foundation for further multi-unit development. Agents are responsible for verifying all zoning, land use, and development potential during the inspection period. This property aligns with the city's vision, benefiting from a market where residential land prices recently surged by 125% per square foot. Located in South Florida's most prestigious hubs—including Coconut Grove, Coral Gables, Brickell, and Miami—this location guarantees high demand and liquidity.

# PROPERTY LOCATION

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