

# INES FLAX

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**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 canvas to capitalize on the Miami 21 Zoning Code. The property currently features two buildings: a two-story main house and a two-story 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 sits on a prime corner lot with direct access to the street, positioned to take advantage of 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 MIA—this location provides excellent investment opportunities and liquidity.

# PROPERTY LOCATION

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Image



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