

# INES FLAX

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A12026807 SEFMLS© 2026



**Price: \$168,000**

**MLS Number: A12026807**

**Condo / Town Home**

**6498 Collins Ave Unit 41, Miami Beach, Florida 33141 USA**

**Baths: 1**

**Living Area: 370**

**Unit: 41**

**HOA Fees: \$1,550**

**Year Built: 1950**

**Community: 2ND OCEAN FRONT SUB**

**Subdivision: 2ND OCEAN FRONT SUB**

## ABOUT THIS PROPERTY

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JUST LISTED! Steps from the ocean, this fully remodeled ground-floor co-op is located directly across Collins Ave with beach access just minutes away. Income-producing property with an excellent long-term tenant already in place paying \$1,550/month, providing immediate rental income from day one. Rare \$168,000 opportunity in Miami Beach with extra inventory in this price range along Collins Avenue, in a rapidly transforming corridor with strong ongoing redevelopment activity. Low carrying costs with \$258/month maintenance and approximately \$2,000/year taxes, creating an efficient expense structure. With immediate rental income and low expenses, this property offers an attractive income ratio for the informed buyer. Approximately 23 long years remain on the land lease, located in a beachfront corridor with continued redevelopment interest and long-term transformation potential along Collins Avenue. Ideal for cash buyers seeking a prime location, immediate income, and a rare, hard-to-replace opportunity in Miami Beach.

# PROPERTY LOCATION

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Image

