

# INES FLAX

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







Price: \$1,300,000		MLS Number: A11723997		Single Family	
3600 SW 26th St, Miami, Florida 33133 USA					
Beds: 3		Baths: 2		Living Area: 1,780	
Lot Square Feet: 10,400		HOA Fees:		Year Built: 1952	
Community: SILVER BLUFF HOMESITES			Subdivision: SILVER BLUFF HOMESITES		

## ABOUT THIS PROPERTY

---

Prime Development Opportunity in Silver Bluff â€“ Ready to Build! This 10,400 SF corner lot is the ultimate canvas for your vision, with plans already submitted to the city, with approvals expected in just 4-6 months. Partner with Miami's best development team to bring this project to life. The property is currently rented for \$4,490/month until November 19â€“perfect for generating income while finalizing construction plans. This is a standout development in a high-demand area. Act fastâ€“opportunities like this don't last!

