

# INES FLAX

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



A11801050 © Miami MLS® 2025



**Price: \$850,000**

**MLS Number:** A11801050

## Condo / Town Home

**485 Brickell Ave Unit 1909, Miami, Florida 33131 USA**

## Beds: 2

## Baths: 1

**Living Area:** 953

Unit: 1909

**HOA Fees:** \$1,210

**Waterfront:** YES

**Year Built:** 2009

**Community:** ICON BRICKELL CONDO NO 3

**Subdivision:** ICON BRICKELL CONDO NO 3

**Elementary School:** Southside

**Junior High:** Shenandoah

**High School:** Washington; Brooker T

## ABOUT THIS PROPERTY

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Investor's Goldmine in Brickell! Short-Term Rentals Allowed â€“ Rare Opportunity in Icon Brickell Tower 3! This beautiful residence features over 2,000 sqft of marble-floored living space, this residence is a top performer with over 90% occupancy and strong rental returns. Amenities include a rooftop pool, spa, world-class gym, 24/7 valet & security, and top-tier dining at your doorstep. Perfect for investors seeking high ROI.

