

INES FLAX

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



A11899498 SEFMLS© 2025



Price: \$1,850,000		MLS Number: A11899498		Single Family	
836 W 40th St, Miami Beach, Florida 33140 USA					
Beds: 7		Baths: 4		Living Area: 3,041	
Lot Square Feet: 5,500		HOA Fees:		Year Built: 1939	
Community: GARDEN SUB AMD			Subdivision: GARDEN SUB AMD		

ABOUT THIS PROPERTY

Excellent opportunity to live in and receive income with this turnkey multi-family investment in the heart of Miami Beach. Just off 41st Street near synagogues, the beach, and Polo Park, it features two spacious 3-bedroom units, a rarity in the area. The lower unit includes 3 bedrooms and 1 bath with potential to add a second bath for its own use. The upper unit includes 3 bedrooms and 1 bath with potential to add a second bath for its own use. The property has a generous living areas, while the upper unit includes 3 bedrooms and 1 bath with potential to add a second bath for its own use. The property has a front yard and large backyard perfect for gatherings, enjoying coffee outside, or storage.

