

# INES FLAX

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ONE Sotheby's International Realty  
33139

Phone: - Fax: (305) 690-1111

<https://www.inesflax.com>

Email: [InesFlax@aol.com](mailto:InesFlax@aol.com)



**Price:** \$850,000

**MLS Number:** A11911876

**Single Family**

**3413 NW 6th Ave, Miami, Florida 33127 USA**

**Beds:** 2

**Baths:** 3

**Living Area:** 1,419

**Lot Square Feet:** 3,145

**HOA Fees:**

**Year Built:** 1948

**Community:** DEVONSHIRE PARK SUB

**Subdivision:** DEVONSHIRE PARK SUB

**Elementary School:** Hartner; Eneida

## ABOUT THIS PROPERTY

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Legal duplex in Wynwood featuring two fully independent units and three total bathrooms, positioned for strong value. Zoned T5 (6101/CEN-Pedestrian Orientation), the property supports expansion into 3-4 units, ADU construction, and live/work setup. Located in Flood Zone X with excellent walkability and direct access to Wynwood, Midtown and the city. Ideal for investors seeking cashflow + development potential in a high-growth corridor.

PROPERTY  
LOCATION

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Image

