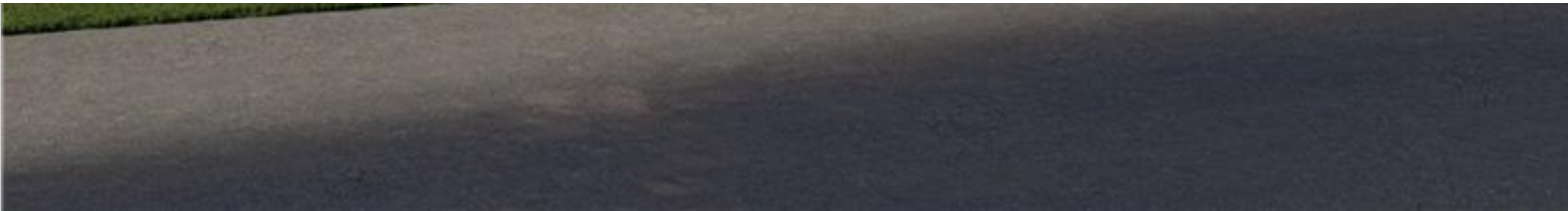


INES FLAX

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



A14911953 © Miami MLS® 2025



Price: \$1,398,000		MLS Number: A11911953		Condo / Town Home	
1210 SW 13th Ave, Miami, Florida 33135 USA					
Beds: 4		Baths: 2		Living Area: 2,018	
HOA Fees:		Year Built: 1939			
Community: SECOND WESTMORELAND ADDN			Subdivision: SECOND WESTMORELAND ADDN		
Elementary School: Coral Way			Junior High: Shenandoah		
High School: Miami Senior					

ABOUT THIS PROPERTY

A rare opportunity in the heart of Shenandoah: 7,800 SF of land and existing use as a legal multifamily (2 units) – or structure or start fresh with a modern duplex, this parcel gives you options and upside. Located minutes from Coral Gables, big or build smart – either way, this is your move. All photos are concept renderings – not actual images – measure

