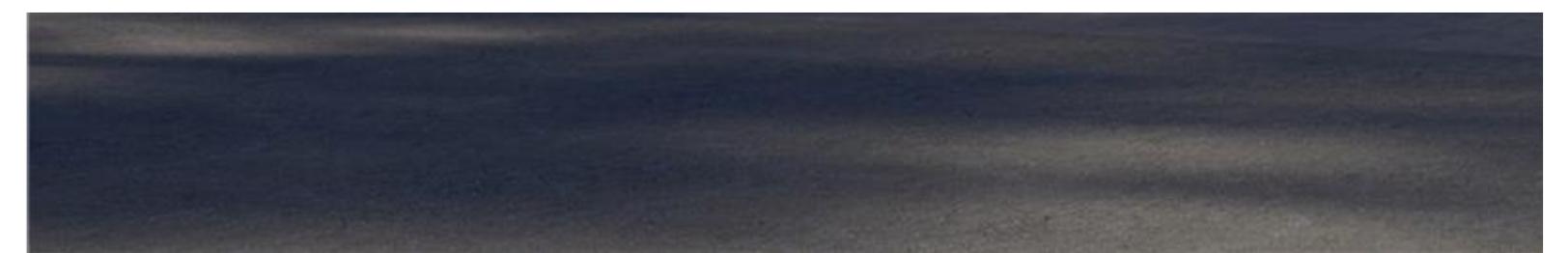


# INES FLAX

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



A11911953 SEFMLS© 2026



**Price: \$1,240,000**

**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

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A rare opportunity in the heart of Shenandoah: 7,800 SF of land with existing legal multifamily use (2 units), offering or start fresh with a modern duplex, this parcel delivers strong upside and multiple exit strategies. Ideally located mir convenience. All photos are concept renderings “ not actual images ” intended to illustrate development potenti:

# PROPERTY LOCATION

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Image

