

# INES FLAX

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





**Price: \$965,000**

**MLS Number: A11959540**

**Condo / Town Home**

**3449 NE 1st Ave Unit 110, Miami, Florida 33137 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 2**

**Living Area: 2,048**

**Unit: 110**

**HOA Fees: \$2,994**

**Year Built: 2007**

**Community: TWO MIDTOWN MIAMI CONDO**

**Subdivision: TWO MIDTOWN MIAMI CONDO**

**Elementary School: Hartner; Eneida**

## ABOUT THIS PROPERTY

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"Luxury Live/Work Opportunity in Midtown2" Income Potential Meets Upscale Living" Discover a rare and versatile 2,500 sq ft private terrace designed for seamless indoor/outdoor living. This unique property features: • 2 spacious bedrooms • Private terrace perfect for entertaining or relaxing • Ground-floor commercial space The approx. 679 sq ft ground-floor space can be used as a Showroom, Professional Offices, Creative Studio, Wellness Concept, etc. "Investor & Owner-User Dream" This Live/Work property offers your own business downstairs, Live upstairs in upscale Midtown comfort, or Offset your mortgage with retail rental in a homeowning opportunity. For a homeowner looking to combine lifestyle with smart investing this property delivers unmatched flexibility and value. Opportunity to own a true mixed-use asset.

# PROPERTY LOCATION

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Image

