

# INES FLAX

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**Price: \$260,000**

**MLS Number: A11981304**

**Condo / Town Home**

**8325 NW 5th Ave Unit 8325, Miami, Florida 33150 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,150**

**Unit: 8325**

**HOA Fees: \$299**

**Year Built: 1958**

**Community: SUNSET PALM VILLAS CONDO**

**Subdivision: SUNSET PALM VILLAS CONDO**

**Elementary School: Jesse J McCrary Jr.**

**Junior High: Horace Mann**

**High School: Miami Edison**

## ABOUT THIS PROPERTY

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Phenomenal investor opportunity in the rapidly emerging Little River neighborhood. This spacious and fully renovated 3-bedroom, 2-bathroom two-story condo/townhouse offers 1,150 sq. ft. of modern living space designed for both comfort and functionality. The unit has been meticulously updated and features new appliances, in-unit laundry, high-efficiency hurricane-impact windows and doors, and a private patio, creating an inviting and practical layout for tenants or future occupants. The property is currently tenant-occupied at \$2,400/month through November 2026, providing immediate and stable rental income for investors seeking dependable cash flow. The community offers a low HOA, enhancing overall ROI potential. Adding to the property's long-term value, the complex has undergone a polyurethane roof coating system (under warranty) for additional durability. Ideally situated with easy access to major roadways and public transportation, the property is minutes from Downtown Miami, Wynwood, Aventura, and the beaches. Outdoor recreation is nearby with two parks within three blocks offering green space and playgrounds. A truly turn-key investment opportunity in one of Miami's rapidly evolving neighborhoods with strong rental demand and continued neighborhood growth. Excellent potential for both immediate income and long-term appreciation.

PROPERTY  
LOCATION

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Image

