

INES FLAX

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





Price: \$899,000		MLS Number: A12047283		Single Family	
733 NW 4th Ave, Miami, Florida 33136 USA					
Beds: 4		Baths: 1		Living Area: 1,065	
Lot Square Feet: 2,500		HOA Fees:		Year Built: 1954	
Community: MIAMI NORTH			Subdivision: MIAMI NORTH		

ABOUT THIS PROPERTY

A rare opportunity to acquire a renovated income-producing property in the heart of Miami's rapidly transforming Overton neighborhood. The property is a prime investment for an investor and benefits from highly desirable T6-8 O zoning, allowing 8 to 12 stories of development as of right. Even more valuable is its proximity to nearby Miami Worldcenter properties located within a one-mile radius, creating substantial additional development potential. The property is also within the City's Southeast Overtown/Park West Community Redevelopment Agency and Krea USA, while adjacent to the highly anticipated development sites nearby with inferior zoning are listed as high as \$1.5 million, highlighting the significant land value upside. The property offers strong cash flow, substantial entitlement upside, and exposure to a neighborhood benefiting from significant public and private investment.

