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|---|------------------|--|---------------------------|
| <b>Price: \$830,000</b>                         |                  | <b>MLS Number: A11800631</b>                 | <b>Single Family</b>      |
| <b>1436 SW 3rd St, Miami, Florida 33135 USA</b> |                  |  |                           |
| <b>Beds:</b> 3                                  | <b>Baths:</b> 1  |  | <b>Living Area:</b> 2,143 |
| <b>Lot Square Feet:</b> 7,500                   | <b>HOA Fees:</b> |  | <b>Year Built:</b> 1920   |
| <b>Community:</b> LAWRENCE EST LAND CO SUB      |                  | <b>Subdivision:</b> LAWRENCE EST LAND CO SUB |                           |

## ABOUT THIS PROPERTY

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Rented 4-bed, 2-bath single-family home on a gated 7,500 sq ft lot with an accessory structure. Recent upgrades include a new kitchen and bathroom. Located in a prime area (General Urban Zone-Restricted), the lot allows up to 6 residential units and 3-story buildings, suitable for single-family, duplex, or triplex. Close to Downtown, Brickell, Health District, and I-95. Excellent investment with stable cash flow and growth potential. Seller operates the property as a rental business.



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