





Price: \$699,000		MLS Number: A11927844		Single Family	
1581 NE 117 ST, Miami, Florida 33161 USA					
Beds: 3		Baths: 2		Living Area: 1,440	
HOA Fees:		Year Built: 1974			
Community: BISCAYNE SHORES UNIT 4			Subdivision: BISCAYNE SHORES UNIT 4		

ABOUT THIS PROPERTY

This is a rare opportunity to acquire a desirable single family or duplex, featuring both a 2-bedroom/1-bathroom unit and a 1-owner-occupants who wish to live in one unit while offsetting their mortgage by renting the other, generating steady rental income. The property includes ample yard space, a new fence for added privacy, and improved energy efficiency thanks to solar panels. Major updates include new appliances and flooring. Ideal for investors or buyers looking for immediate income and long-term upside potential, boasting a potential annual income of \$48,000!



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