



**Price: \$1,475,000**

**MLS Number: A11929452**

**Single Family**

**3715 Oak Ave, Miami, Florida 33133 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,270**

**Lot Square Feet: 6,930**

**HOA Fees:**

**Year Built: 1981**

**Community: PERCIVAL GARDENS 1ST ADDN**

**Subdivision: PERCIVAL GARDENS 1ST ADDN**

**Elementary School: Sunset**

**Junior High: Ponce De Leon**

**High School: Coral Gables**

## ABOUT THIS PROPERTY

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Unparalleled Development Opportunity in West Coconut Grove! This rare, shovel-ready project offers the chance to create two neighborhoods. The previously submitted plans allow for a 4-bedroom / 4.5-bath residence (~3,900 SF) and a 3-bedroom / 3 strong market appeal. Developers have the flexibility to resubmit existing plans or design new ones, unlocking the full potential of the site. Located near Peacock Park, Elizabeth Virrick New Aquatic Center, Grove Village Bimini Block, marinas, dining, and cultural attractions. Opportunities like this don't come often—contact us immediately to secure your chance to build in one of Miami's most up and coming neighborhoods.



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