



A11931312 SEFMLS© 2025



Price: \$1,100,000		MLS Number: A11931312		Single Family	
3689 SW 1st Ave, Miami, Florida 33145 USA					
Beds: 3		Baths: 2		Living Area: 1,564	
Lot Square Feet: 7,500		HOA Fees:		Year Built: 1949	
Community: EAST SHENANDOAH			Subdivision: EAST SHENANDOAH		
Elementary School: Coral Way			Junior High: Shenandoah		
High School: Miami Senior					

ABOUT THIS PROPERTY

Prime development opportunity in Miami's desirable area! Two adjacent single-family properties offered for sale: 3685 SW 1st St and 3689 SW 1st St. Both properties are ideal for a multifamily project on these generously sized lots with ample space for new construction. Area approved to build this type of project while planning future redevelopment. Property at 3689 features a private pool and is steps from a beautiful public park; 3685 and 3689 both: \$2,200,000.00

PROPERTY
LOCATION



©2025 | BREC REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#) |
[ACCESSIBILITY](#)