





A11935792 SEP MLSS 2025

Price: \$365,000		MLS Number: A11935792		Condo / Town Home	
17120 SW 94th Ave Unit 404, Palmetto Bay, Florida 33157 USA					
Beds: 3		Baths: 2		Half Baths: 1	
Living Area: 1,638		Unit: 404		HOA Fees: \$599	
Year Built: 1974					
Community: HERITAGE SQUARE CONDO			Subdivision: HERITAGE SQUARE CONDO		
Junior High: Southwood			High School: Miami Palmetto		

## ABOUT THIS PROPERTY

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Spacious 3-bedroom, 3-bathroom condominium located in the highly desirable Palmetto Bay market. This property represents a strong value-add investment opportunity, ideal for buyers seeking to reposition and enhance value through targeted improvements. The unit features new interior paint and requires capital improvements to flooring and bathrooms, offering clear upside potential. Located within a well-established condominium community with consistent local demand, making it attractive for both investors and end users after upgrades. Excellent opportunity to acquire in a prime Palmetto Bay location.

PROPERTY  
LOCATION



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