



A11765029 © Miami MLS® 2025

\$629,999

## 526 44TH AVE, MIAMI, FL, 33126

<https://igorpresman.com>

Excellent investment opportunity in the heart of Miami. Here's your chance to own a legal duplex in one of Miami's most desirable neighborhoods – a location that promises incredible returns for the right investor. Whether you're a seasoned investor or a visionary looking to put your stamp on a property, this property is beaming with [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1950 sq ft



## Building Details

**Cooling features:** Wall/Window Unit(s)

**NewConstructionYN:** No

**Exterior material:** CBS Construction, Frame With Stucco

**Heating:** Window/Wall

**ArchitecturalStyle:** Detached, Other

**Building Name:** WATERMAN PARK

**Roof:** Shingle

**Parking:** Other, Unpaved





# Amenities & Features

**Features:** First Floor Entry, Other

**CommunityFeatures:** None

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Amenities:** Microwave, Refrigerator

**ExteriorFeatures:** None

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

