



A11763705 © Miami MLS® 2025

**\$1,075,000**

## **95 45TH ST, MIAMI, FL, 33127**

<https://igorpresman.com>

GREAT OPPORTUNITY TO PURCHASE LARGE LOT WITH TWO DETACHED PROPERTIES CLOSE TO THE DESIGN DISTRICT, WYNWOOD & MIDTOWN. BOOMING NEIGHBORHOOD WITH HUGE UPSIDE POTENTIAL. RECENT CLOSED SALES WITHIN A BLOCK INCLUDE 80 NW 45 ST. CLOSED NOV. 2022 FFOR \$\$2.5M, 76 NW 44 ST., CLOSED AUG. 2023 FOR \$2.5M AND 68 NW 44 ST., CLOSED JUNE [...]

- Residential Income
- Duplex
- Active
- 1568 sq ft



### **Building Details**

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

**ParkingTotal:** 4

**Building Name:** SHADOWLAWN EXTENSION SUB

**Roof:** Other

**ArchitecturalStyle:** Detached

**NewConstructionYN:** No

**Exterior material:** Frame

**Heating:** Window/Wall





# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

