

1240 / 1242 SW 12 Ave, Miami, FL 33135

## Development Opportunity

Approved Plans Included | Shovel-Ready Project

List Price : \$950,000.00

### Overview

Prime land sale with fully approved architectural plans for a modern duplex totaling approximately 5,600+ SF. This is a true shovel-ready opportunity — buyer can close, pay impact fees, and break ground immediately.

### Project Details

- Two-story units duplex
- 2 units (approx. 2,600 SF each)
- 3 bedrooms per unit
- Private garages
- Open-concept living areas
- Second-floor balconies
- Modern architectural design

### Highlights

- Approved plans included (save 6–12 months)
- Immediate construction start
- Strong resale and rental demand
- High-growth infill location
- Ideal for developers and investors

### Location

Strategically located with quick access to Brickell, Downtown Miami, Coral Gables, and major highways. Surrounded by new construction and ongoing redevelopment.

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