11128 NW 17th Ave, Miami, FL 33167



Price: \$1,150,000

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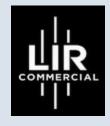
Welcome to this brand-new duplex in the sought-after Queens Park subdivision! Each unit offers 4 bedrooms and 3 bathrooms, totaling 8 bedrooms and 6 bathrooms. The kitchens are equipped with top-of-the-line appliances and elegant Calacatta countertops, and the property features impact windows and doors for added security and peace of mind. Perfect for investors or those looking to live in one unit while the other generates income to help pay the mortgage, this property offers an approximate NOI of \$78,000 and the potential for an attractive 6-7% cap rate, depending on the purchase method. Conveniently located just minutes from I-95, Gratigny Expressway, Downtown Miami, Wynwood, and both Miami and Ft. Lauderdale airports, this is an opportunity you don't want to miss!

Great property for investors Minutes from I-95 and Downtown Miami Brand new construction



Pablo Gomez pablo@thegomezgrp.com (786) 366-9329

**Lifestyle International Realty** 8100 Oak Ln, Suite 405 Miami Lakes, FL 33016



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Unit/Room Mix Information

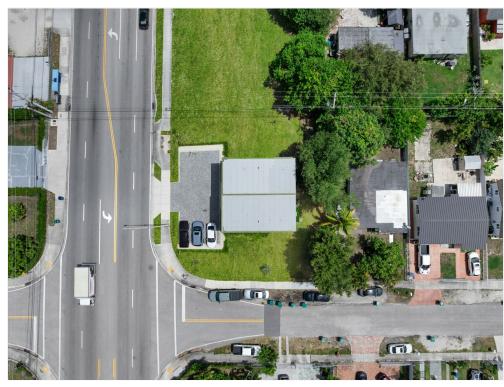
Description No. Units

4+3 3

**Avg. Rent/Mo Sq. Ft** \$4,325 1,680

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#### Property Photos



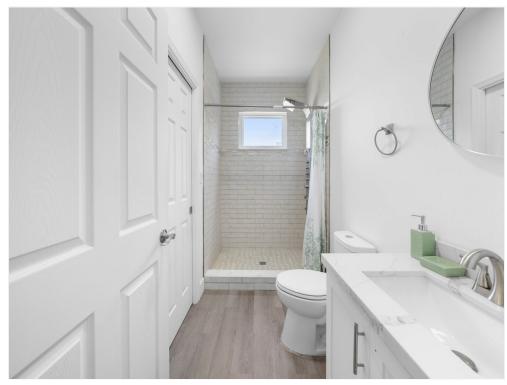


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#### 11128 NW 17th Ave, Miami, FL 33167

# Property Photos



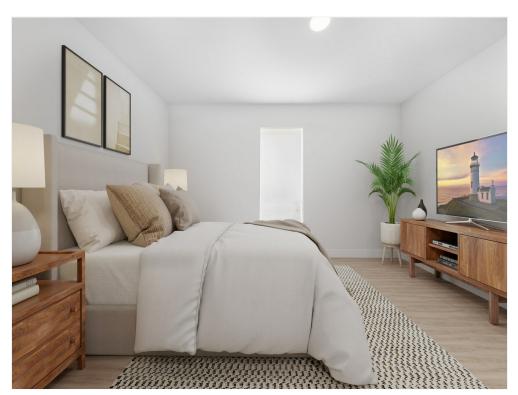


DSC09155 DSC09160

### 11128 NW 17th Ave, Miami, FL 33167

### Property Photos

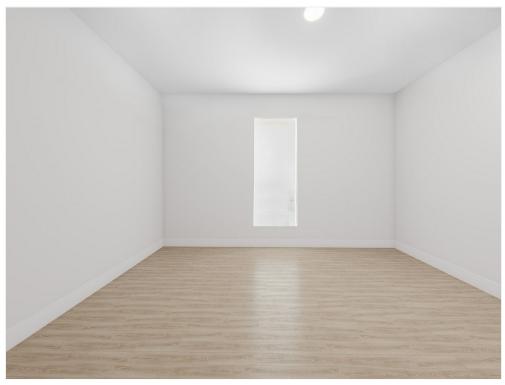


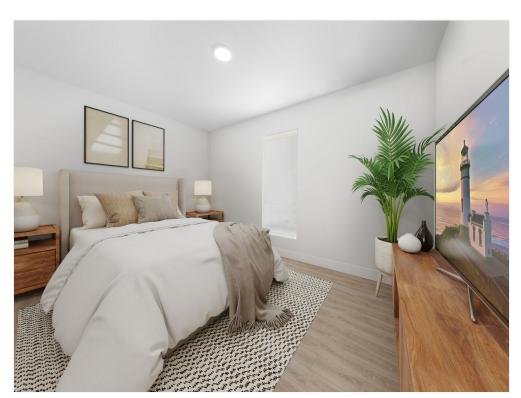


DSC09165 DSC09170\_Final 02

#### 11128 NW 17th Ave, Miami, FL 33167

### Property Photos

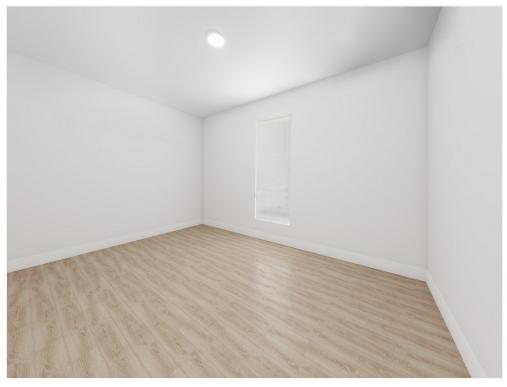


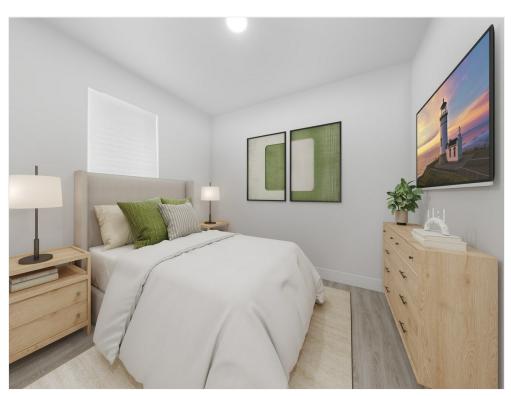


DSC09170\_Final DSC09175\_Final 02

#### 11128 NW 17th Ave, Miami, FL 33167

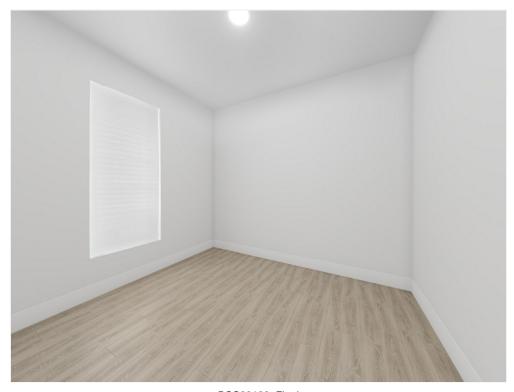
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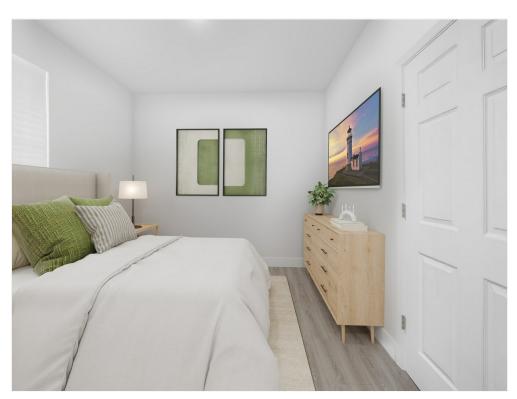




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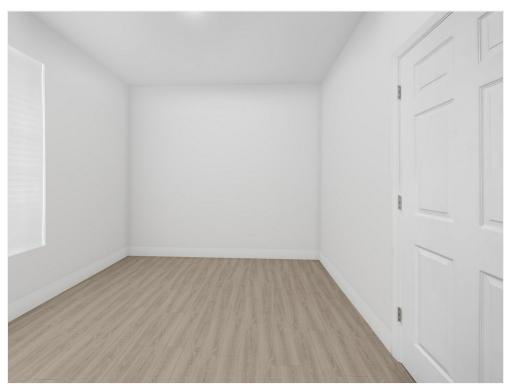


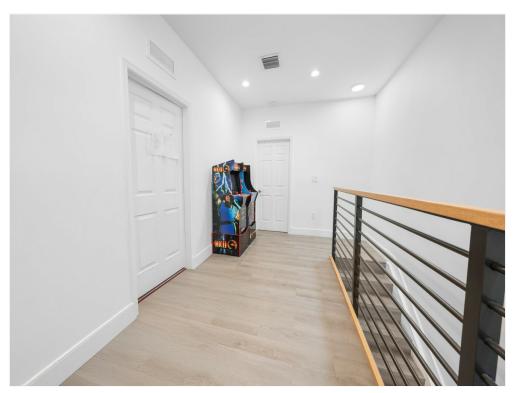


DSC09180\_Final DSC09185\_Final 02

#### 11128 NW 17th Ave, Miami, FL 33167

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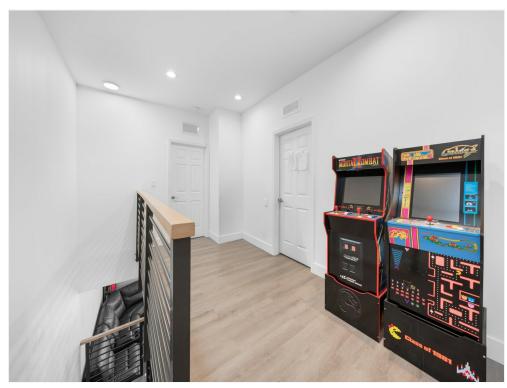


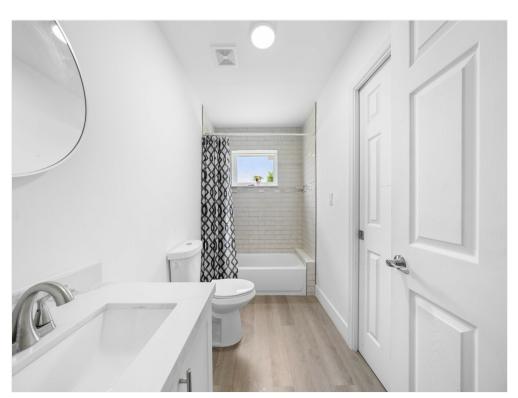


DSC09185\_Final DSC09190\_v1

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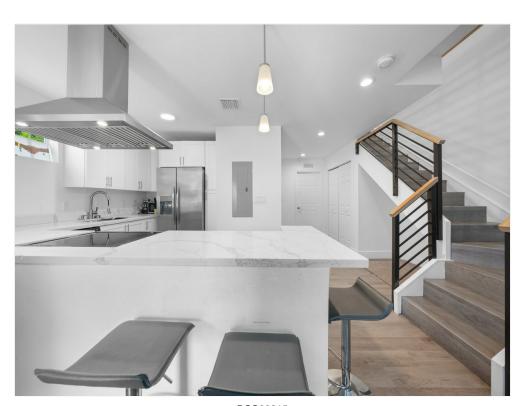


DSC09200\_v1 DSC09205

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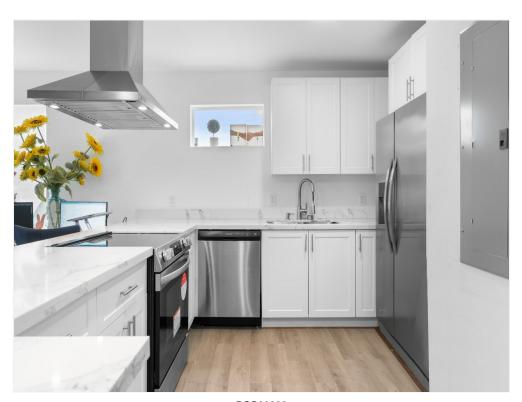


SC09210 DSC09215

#### 11128 NW 17th Ave, Miami, FL 33167

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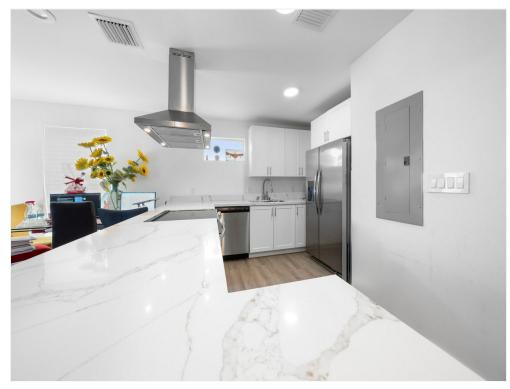


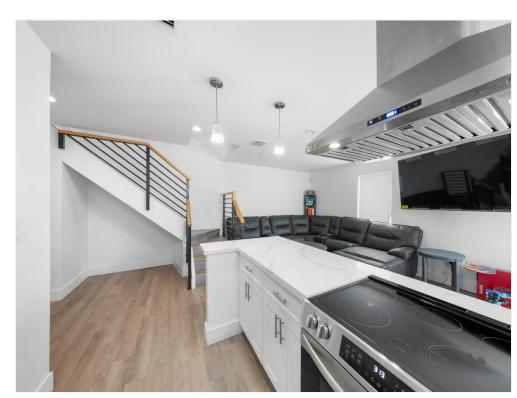


DSC09240 DSC09220

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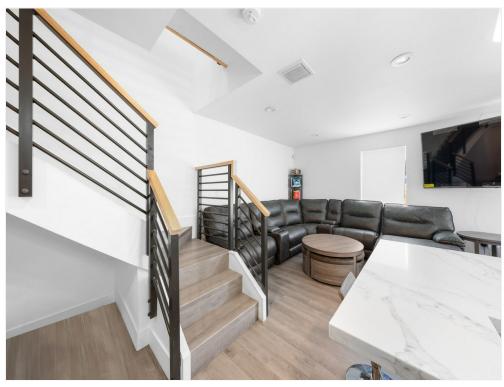




DSC09225 DSC09230

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### Property Photos



DSC09235

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#### Location

