



A11780281 © Miami MLS® 2025

\$275,000

- 2 beds
- 1 bath
- Residential
- Condominium
- Active
- 760 sq ft

3601 117TH AVE, MIAMI, FL, 33175

<https://ritterproperties.com>

Very well maintained 2 bedroom / 1 bathroom in the very centrally located West Bird Village Condo. Bathroom updated in 2024. Excellent tenants in place – Lease expires September 2025.

Basics

**Date added:** Added 1 month ago  
**Type:** Residential  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**Lot size, sq ft:** 0 sq ft  
**ListOfficeName:** Pine River Realty, LLC.  
**UnitNumber:** 9-301  
**EntryLevel:** 3

**Category:** Condominium  
**Status:** Active  
**Bathrooms:** 1 bath  
**Area:** 760 sq ft  
**SubdivisionName:** WESTBIRD VILLAGE CONDO  
**View:** Other View  
**ListAOR:** Miami Association of REALTORS®  
**MLS ID:** A11780281



## Building Details

<b>Cooling features:</b> Central Air	<b>Year built:</b> 1981
<b>ArchitecturalStyle:</b> Corner Unit	<b>NewConstructionYN:</b> No
<b>Building Name:</b> WESTBIRD VILLAGE CONDO	<b>Exterior material:</b> CBS Construction
<b>Heating:</b> Central	<b>Parking:</b> 1 Space

## Amenities & Features

<b>Features:</b> Third Floor Entry	<b>Security Features:</b> Smoke Detector, Complex Fenced, Card Entry, Security Patrol
<b>Amenities:</b> Refrigerator	<b>ExteriorFeatures:</b> Open Balcony
<b>Waterfront available:</b> No	<b>GarageYN:</b> No
<b>AttachedGarageYN:</b> No	<b>CoolingYN:</b> Yes
<b>PoolPrivateYN:</b> No	<b>FireplaceYN:</b> No

