



## 890 35TH AVE, LAUDERHILL, FL, 33311

<https://ritterproperties.com>

No HOA. Rented for \$2,884/month to a Section 8 tenant (as of May 2025: \$2,665 government + \$219 tenant). Potential rent increase to \$3,526/month (renewal date: Oct 31, 2025). Electric Stove 2023. Roof 2014. Spacious lot of 6,003 sqft. Exclusive Incentive for primary and investors: save 2 points on your rate with my lender (e.g., [...])

**\$450,000**

- 5 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1994 sq ft

### Basics



**Date added:** Added 5 months ago

**Type:** Residential

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6003 sq ft

**ListOfficeName:** London Foster Realty

**ListAOR:** Miami Association of REALTORS®

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 1994 sq ft

**SubdivisionName:** PLAZA ESTATES 3RD SEC

**View:** Garden

**MLS ID:** A11624377

## Building Details

**Cooling features:** Central Air, Electric

**ArchitecturalStyle:** Detached, One Story

**Building Name:** PLAZA ESTATES 3RD SEC

**Roof:** Fiberglass

**Parking:** Driveway

**Year built:** 1960

**NewConstructionYN:** No

**Exterior material:** CBS Construction

**Heating:** Electric

## Amenities & Features

**Features:** First Floor Entry, No Additional Rooms

**CommunityFeatures:** None

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dryer, Electric Range, Refrigerator, Washer

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

