

JUST LISTED!

624-632 SW 16TH AVE

624-632 SW 16th Ave, Fort Lauderdale, FL 33312

INVESTMENT HIGHLIGHTS

- Opportunity To Acquire A Recently Renovated 8-Unit Multifamily Asset In The Heart Of Fort Lauderdale
- Asset Consists Of Two Adjacent, Two-Story Buildings (Separately Parceled)
- Extremely Unique And Desirable Unit Mix Consisting Of (7) 4 Bedroom 2 Bathroom Units, (1) 3 Bedroom 1 Bathroom Unit, And (1) Non-Conforming 1 Bedroom 1 Bathroom Unit
- Opportunity To Maximize Rents Through Participation In Section 8 And Take Advantage Of Number Of Bedrooms (SAFMR 2026 - \$3,485 For 4-Bed Units, \$2,945 For 3-Bed Units, & \$1,735 For 1-Bed Units)
- All Units Are Large With Spacious Layouts And Have Been Fully Renovated, Providing A True Turnkey Investment With Modern Interiors And Strong Tenant Appeal
- Property Features All PVC Plumbing And Updated Electric Panels
- 40-Year Recertification Has Been Completed, Mitigating Any Future Capital Expenditure Risks
- Central Air-Conditioning Throughout And Ample Parking For Both Tenants And Guests
- Prime Riverside Park Location Just Minutes From Major Retail Corridors, Downtown Fort Lauderdale, Las Olas Boulevard, Fort Lauderdale Beach – All With Convenient Access To I-95 And Florida's Turnpike

INVESTMENT DETAILS

Price	\$2,800,000
Cap Rate	6.69%
Building SF	9,710 SF
Number of Units	8
Lot Size	0.32 Acres





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