

FOR SALE



MIXED-USE INVESTMENT • RETAIL + RESIDENTIAL

602 NW 1st Street, Dania Beach, FL 33004



\$1,950,000

7.19% CAP RATE

5,016 SF

Building

10,850 SF

Lot Size

9 + 3

Res. Units + Retail

\$14,050

Gross Income / Mo

1958

Year Built

MDHB_MU

Zoning

10

Parking Spaces

2/1000

Parking Ratio

INVESTMENT HIGHLIGHTS

- Designated Opportunity Zone
- Active Hotel/Motel license in place
- Development potential up to four stories
- Adjacent lot also available for purchase
- 9 residential units + 3 retail shops + office
- Between Fort Lauderdale and Hollywood



INVESTMENT SNAPSHOT

	Actual	Market
Gross Scheduled Income	\$168,600	\$246,000
Net Operating Income	\$140,085	\$220,000
Cap Rate	7.18%	11.28%
Price / SF	\$388.76	—

UNIT MIX

1 × 2 Bed / 1 Bath	\$2,000 / mo
8 × 1 Bed / 1 Bath	\$1,000 / mo each
3 × Retail Shops	\$1,350 / mo each
Management Office	—

LOCATION

Dania Beach is Broward County's oldest city — a coastal market positioned between Fort Lauderdale and Hollywood, minutes from the Dania Beach Fishing Pier, Dania Pointe, and Fort Lauderdale–Hollywood International Airport. The property sits in a designated Opportunity Zone with development potential up to four stories, and an adjacent lot is also available for purchase.

EXCLUSIVELY PRESENTED BY



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