

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present 1014 & 1019 Northwest 5th Avenue, a (two)-building, (12)-unit apartment community located in Fort Lauderdale, Florida.

SUBJECT PROPERTY

1014 & 1019 Northwest 5th Avenue were constructed between 1965 & 1967 and comprise (two) single-story concrete block buildings with painted stucco exteriors and shingle roofs. The property offers approximately 7,519 square feet of total building area and sits on a 20,259-square-foot lot (0.47 acres), according to the Broward County Property Appraiser. The unit mix includes (10) one-bedroom/one-bathroom units and (2) two-bedroom/two-bathroom units. The property features on-site laundry, wall air conditioning units and paved asphalt parking. The property is zoned RD-15.

LOCATION

1014 & 1019 Northwest 5th Avenue are located in Fort Lauderdale, Florida, offering residents convenient access to Sunrise Boulevard, Federal Highway (US-1), and Interstate 95. The surrounding 3-mile area reports an average household income of \$100,332 and population growth of 8.54 percent since 2010. Residents are within walking distance to Dunkin', Aldi, Wawa, and Progresso Village, with a short drive to Downtown Fort Lauderdale, beaches, the Broward County Convention Center, Port Everglades, and Fort Lauderdale-Hollywood International Airport.

Surrounding area retailers and points of interest include Dunkin' (0.2 miles), Aldi & Wawa (0.3 miles), Walgreens Pharmacy (0.3 miles), Tesla (0.4 miles), Home Depot (0.6 miles), Amped Fitness (1.0 miles), Holiday Park (1.4 miles) and The Fresh Market (1.6 miles). Additionally, just a short drive from the property are Publix Super Market at Sunrise Boulevard (1.8 miles), Bank of America (1.8 miles), Truist Bank (1.9 miles), The Galleria (2.6 miles), Port Everglades (5.5 miles), and Fort Lauderdale-Hollywood International Airport (5.6 miles).

Nearby educational facilities include North Side Elementary School (0.4 miles), Fort Lauderdale High School (1.3 miles), Sunrise Middle School (1.9 miles), and Dillard 6-12 (2.1 miles).

SUMMARY

1014 & 1019 Northwest 5th Avenue are being offered for sale at \$1,990,000 or \$165,833 per unit.



12
UNITS



1965-1967
YEARS BUILT



7,519
SQUARE FEET



ON-SITE
LAUNDRY



\$100,332
AVG HOUSEHOLD INCOME
(3 MILES)



8.54%
POPULATION GROWTH
SINCE 2010

INVESTMENT SUMMARY

THE OFFERING

Property Address	1014 & 1019 Northwest 5th Avenue, Fort Lauderdale, FL 33311
Assessor's Parcel #	4942-34-05-0170 & 4942-34-05-0480
Zoning	RD-15

SITE DESCRIPTION

Number of Units	12
Number of Buildings	2
Number of Stories	1
Years Built	1965-1967
Total Building Area	7,519 Square Feet (*BCPA)
Gross Leasable Area	7,250 Square Feet (Estimate)
Total Lot Size	20,259 Square Feet (*BCPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of Fort Lauderdale - Paid by Owner
Electric	FPL - Paid by Tenant

CONSTRUCTION

Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Shingle

MECHANICAL

HVAC	Wall Air Conditioning Units
Fire Protection	Smoke Detectors & Fire Extinguishers

*Broward County Property Appraiser

1014 NW 5TH AVENUE
6 UNITS



1019 NW 5TH AVENUE
6 UNITS
***ROOF TO BE COMPLETED AUGUST 26'**

