



1026 NW 9th Ave,
Fort Lauderdale, FL 33311

TURNKEY FORT LAUDERDALE INCOME ASSET



SCAN FOR INFO

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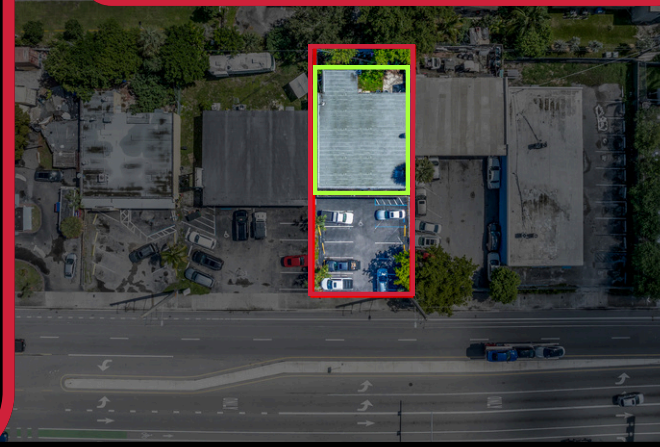
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1761 W FLAGLER ST, MIAMI, 33135



PRICE: \$1,200,000

Located in South Middle River, just minutes from Downtown Fort Lauderdale and I-95, this 2,700 SF commercial property at 1026 NW 9th Ave sits on a high-traffic corridor with 31,500+ vehicles per day. It includes 10 parking spaces and a new roof. Fully occupied by a nail salon, restaurant, and beauty supply store, the property generates an NOI of \$80,459 at a 6.7% cap rate. All tenants have scheduled rent increases —two in January 2026 and one in December this year— driving immediate income growth. With a pro forma GOI of \$106,944, this asset delivers stable cash flow with upside through rent escalations and potential NNN conversion.

Building Size ... 2,700 Sq Ft
Lot Size ... 6,751 Sq Ft



	Current	Pro Forma
INCOME		
Base Rent	\$93,444	\$106,944
TOTAL GROSS INCOME	\$93,444.00	\$106,944.00
Operating Expenses		
Real Estate Taxes	\$8,564.61	\$21,600.00
Insurance	\$4,420.30	\$4,420.30
Total Expenses	\$12,984.91	\$26,020.30
NOI	\$80,459.09	\$80,923.70
CAP RATE	6.70%	6.74%