

IBERO PROPERTY MANAGEMENT & REAL ESTATE SERVICES

INVESTMENT OFFERING

2840 AVENUE S

Riviera Beach, Florida 33404

RENOVATED | INCOME-PRODUCING | POSITIONED FOR GROWTH



4

UNITS

10

BEDROOMS

4

BATHROOMS

3,108

BUILDING SF

OFFERED AT \$1,150,000

MLS #B26012540

THE OPPORTUNITY

A Turnkey Four-Unit Asset in Riviera Beach

2840 Avenue S presents an opportunity to acquire a fully renovated, one-story multifamily property in a growing Riviera Beach location. The asset combines a practical unit mix, private on-site parking, updated interiors, and access to the Palm Beach County employment, retail, entertainment, and waterfront corridors.

Investment Highlights

- **Four-unit multifamily property** with a total of 10 bedrooms and 4 bathrooms.
- **Renovated asset** with updated kitchens, bathrooms, flooring, and interior finishes.
- **Desirable unit mix:** two 2-bedroom/1-bath units and two 3-bedroom/1-bath units.
- **Private parking** with eight reported spaces for residents.
- **No HOA**, helping preserve operating flexibility.
- **Corner-lot setting** with fenced areas and one-story block/concrete construction.
- **Growth-corridor location** near Singer Island, beaches, shopping, dining, and Riviera Beach redevelopment activity.



Unit Mix

UNIT TYPE	QUANTITY	TOTAL BEDROOMS	TOTAL BATHROOMS
2 Bedroom / 1 Bath	2	4	2
3 Bedroom / 1 Bath	2	6	2
TOTAL	4	10	4

Rent roll, lease information, and operating statements available upon request.

PROPERTY DETAILS

The Asset at a Glance



Representative listing photos: bedroom, bathroom, and renovated kitchen.

Offering Snapshot

Offering Price	\$1,150,000	Price / Unit	\$287,500
Price / Building SF	\$370	Building Area	3,108 SF
Lot Size	8,886 SF	Year Built	1965
Unit Count	4	Stories	1
Parking	8 spaces	HOA	None
2025 Property Tax	\$12,597	Zoning	RM-15
Construction	Block / concrete	Foundation	Slab
Utilities	Public water / sewer	Water Service	Multiple meters

Renovated Interiors

The renovated residences feature an efficient layout and durable finishes designed for everyday rental use. Listing photos show updated cabinetry and countertops, refreshed bathrooms, tile and laminate flooring, bright living areas, and individual central heating and air conditioning.

LOCATION & CONTACT

Connected to Palm Beach County Growth



Located in Riviera Beach, the property offers residents convenient access to the city's waterfront destinations and the broader West Palm Beach growth corridor. The location supports tenant appeal through proximity to everyday services, recreation, dining, retail, and regional employment.

Location Advantages

- **Singer Island and beaches** within convenient driving distance.
- **Riviera Beach waterfront** attractions, dining, and recreation nearby.
- **West Palm Beach access** for employment, entertainment, and business services.
- **Regional connectivity** to major Palm Beach County transportation corridors.

SCHEDULE A PROPERTY TOUR

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