

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap are pleased to present The Villas at 5th Street, a 12-unit multifamily property located at 707 Southwest 5th Street in Dania Beach, Florida.

SUBJECT PROPERTIES

The Villas at 5th Street consist of three (3) single-story buildings which were constructed in 1960 of concrete block and painted stucco with shingle roofs and the property is situated on 16,050 square feet of land, according to the Broward County Property Appraiser. The property is comprised of twelve (12) two-bedroom/one-bathroom apartments totaling 7,197 square feet. Nearly all units have been renovated by current ownership and feature either vinyl wood-plank or ceramic tile flooring, with new kitchens and bathrooms, stainless steel appliances and window/wall air conditioning units. There are 14 parking spaces.

LOCATION

The Villas at 5th Street are located west of Dixie Highway, south of Stirling Road and north of Sheridan Street, proximate to Interstate 95 and Federal Highway (US-1). Dania Beach is a thriving coastal community known for its mix of small-town charm and urban convenience, offering residents easy access to employment centers, beaches, and entertainment destinations.

Surrounding area retailers and points of interest within walking distance or a short drive include Trulieve (0.4 miles), Aldi (0.5 miles), Walgreens Pharmacy (0.7 miles) and Jaxson's Ice Cream Parlor & Restaurant (0.9 miles). Additionally, just a short drive from the property is Dunkin' (1.1 miles), 3 Sons Brewing (1.3 miles), Publix Super Market at Beachway Plaza (1.4 miles), Truist Bank (1.4 miles), Frost Park (1.4 miles), Oakwood Plaza - home to BJ's, Home Depot, and Burlington (1.4 miles), Casino at Dania Beach (1.4 miles), and Dania Pointe featuring numerous shops, restaurants, and entertainment (1.5 miles). Additionally, the property is just 2.7 miles from Fort Lauderdale-Hollywood International Airport and 3.1 miles from Dania Beach.

Nearby educational facilities include Attucks Middle School (400 feet), Mary M. Bethune Elementary School (700 feet), Dania Elementary School (1 mile), and South Broward High School (1.7 miles).

SUMMARY

The Villas at 5th Street are being offered for sale at \$2,150,000 or \$179,167 per unit.



**12
UNITS**



**1960
YEAR BUILT**



**7,197
SQUARE FEET**



**NEW ROOFS
2021**



**\$97,532
AVERAGE HOUSEHOLD INCOME
(5 MILES)**



**11.46%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING

Property Name	The Villas at 5th Street
Property Address	707-715 Southwest 5th Street, Dania Beach, FL 33004
Assessor's Parcel #	5142-03-34-0960
Zoning	NBHD-RES

SITE DESCRIPTION

Number of Units	12
Number of Buildings	3
Number of Stories	1
Year Built	1960
Living SF	7,197 Square Feet (*BCPA)
Lot Size	16,050 Square Feet (*BCPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of Dania Beach - Paid by Owner
Electric	FPL - Paid by Tenant

CONSTRUCTION

Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Shingle (Replaced 2021)

MECHANICAL

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

*Broward County Property Appraiser

