

Reduced Price Now \$1,950,000 For Sale Best Location 9 Apartments

705-713 NE 3 Street #1-9, Hallandale Beach FL 33009

Rent Roll 2026

Unit 1	\$1,650.00
Unit 2	\$1,600.00
Unit 3	\$2,150.00
Unit 4	\$1,650.00
Unit 5	\$1,650.00
Unit 6	\$1,650.00
Unit 7	\$1,325.00
Unit 8	\$1,300.00
Unit 9	\$1,350.00
Monthly Income	\$14,325.00
Total Income	\$171,900.00
Expenses:	
Water	\$4,104.00
Electrical	\$1,512.00
Landscaping	\$1,440.00
RE Taxes 2025	\$24,518.55
Property Insurance	\$13,550.00
Total Expenses	\$45,124.55
Net Operating Income	\$126,775.45
CAP Return	6.50%

**Located in:
North Federal Hwy.**



**Building: 3,824 sf
Land: 13,430 sf**

Call Now: David Heinrich

Tel: 305-926-3106

DavidUSA26@gmail.com



The information in the brochure is not guaranteed to be accurate, prospective buyers should to do their own research and due diligence, including their own due diligence on proformas, measurement of the property's square footage or land measurements.

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The units are split as follows:

- **1 Unit: 2 Bed / 1 Bath**
- **5 Units: 1 Bed / 1 Bath**
 - **1 Studio**
 - **2 Efficiencies**

Total: 9 Apartments

The property includes 9 parking spaces on site and 8 electrical meters. Two units currently share the same electrical service, but an additional separate electrical meter can be added.



The projected market rents should be approximately:

- 1 Bed / 1 Bath: at least \$2,000/month
- 2 Bed / 1 Bath: approximately \$2,250/month
- Studio: approximately \$1,700/month
- Efficiencies: approximately \$1,500/month

This presents strong upside potential for rental increases and improved cash flow.

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Keyes
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