



FORSALE | Asking \$1,810,000

1123 – 1125 A NE 14th Ave, #1 - 3
Fort Lauderdale, FL, 33304

• TRIPLEX





DISCLOSURE



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EXECUTIVE SUMMARY — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14TH Ave, #1-3, FORT LAUDERDALE, FL, 33304



We are pleased to present the opportunity to acquire 1123 -1125A NE 14th Avenue, # 1-3, a rare, turnkey multifamily investment located in one of Fort Lauderdale’s most sought-after residential corridors. Securely enclosed within a private, fenced setting, the property features a highly desirable configuration of two separate structures: a duplex with two adjacent units and an independent standalone unit, providing operational flexibility and multiple income strategies.

The asset is well suited for short-term rentals, executive and corporate housing, or specialized demand segments such as traveling professionals, allowing ownership to diversify revenue streams while maximizing occupancy and yield. The flexible layout supports both stabilized income and more aggressive revenue optimization strategies.

Located in a high-demand rental market with strong and consistent demand drivers, 1123 NE 14th Avenue offers a compelling combination of privacy, adaptability, and immediate income potential. This is an attractive opportunity for investors seeking a high-performing multifamily asset with built-in versatility and long-term upside in a prime Fort Lauderdale location.

PRICING	OFFERING PRICE	\$1,810,000
	PPSF	\$543.48
PROPERTY DETAILS	ADDRESS	1123 – 1125A NE 14 th Ave, #1-3, Fort Lauderdale, FL 33304
	PARCEL #	494234042950
	TOTAL BUILDING SF	3,404sf +/- 2,904 LIVING AREA
	LAND AC	± 10,114 SF 02322 AC
	PROPERTY TYPE	RESIDENTIAL TRIPLEX
	ZONING	RM-15
	YEAR BUILT RENOVATED	1952

DETAILS	Roof / Structure	FLAT 2020 PVC
	WINDOWS	HURRICANE – IMPACT RATED WINDOWS
	WATER	PUBLIC
	PLUMBING	Inside Home: Copper Water Supply : Copper Waste: PVC , Cast Iron
	POOL	Salt Heated Solar Power Pump 05/2024
OPEX	TAXES	\$22,464.00
	INSURANCE	\$19,015.92
	LANDSCAPING	\$5,410.50
	POOL	\$3,660
	MAINTENANCE	\$1,700.27

INFORMATION		Apt 1	Apt 2	Apt 3
	Living Area SF	626 SF	1504 SF	775 F
	Beds / Baths	1B \ 1B	3B \ 2B	2B \ 1B
	AC Age	2017	2022	2024
	Water Boiler	30g / 2018	38g / 2013	30g / 2012

The premises include two separate laundry rooms and three on-site storage closets, enhancing operational efficiency and tenant convenience.



INVESTMENT HIGHLIGHTS — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14TH Ave, #1-3, FORT LAUDERDALE, FL , 33304

HIGHLIGHTS

- Prime infill Fort Lauderdale location with immediate access to Las Olas Boulevard, downtown Fort Lauderdale, the beach, Galleria Mall, dining, retail, and major employment hubs.
- Exceptional proximity metrics: located just under two miles from Fort Lauderdale Beach and approximately five miles from Fort Lauderdale–Hollywood International Airport, supporting strong year-round rental demand.
- Short-term rental use already established and approved: the property has a proven operating history as a short-term rental/Airbnb, eliminating entitlement risk and allowing immediate continuation of STR operations (subject to standard licensing and compliance).
- Flexible income profile supporting short-term rentals, furnished mid-term housing, or traditional long-term tenancy, allowing ownership to optimize returns based on market conditions.
- Strong corporate and workforce housing use case, ideal for traveling nurses, airline and aviation personnel, relocation housing, consultants, and project-based professionals seeking centrally located, furnished accommodations near FLL.
- Fort Lauderdale benefits from diversified demand drivers including tourism, healthcare, aviation, professional services, and lifestyle migration, supporting resilient occupancy across short-, mid-, and long-term rental strategies.
- Triplex configuration provides operational flexibility, enabling a blended rental strategy, full STR deployment, or mixed-use execution tailored to investor objectives.
- Desirable tenant and guest appeal driven by centrality, accessibility, and proximity to lifestyle amenities, supporting premium furnished rents and reduced vacancy.
- Scalable, turnkey potential with opportunity to enhance cash flow through professional management, optimized pricing strategy, and operational efficiencies.
- Multiple exit strategies including long-term hold for cash flow, continued STR operation with documented income history, or sale as a stabilized, income-producing asset in a core Fort Lauderdale submarket.







ADDITIONAL PHOTOS — — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14TH Ave, APT # 1, FORT LAUDERDALE, FL , 33304



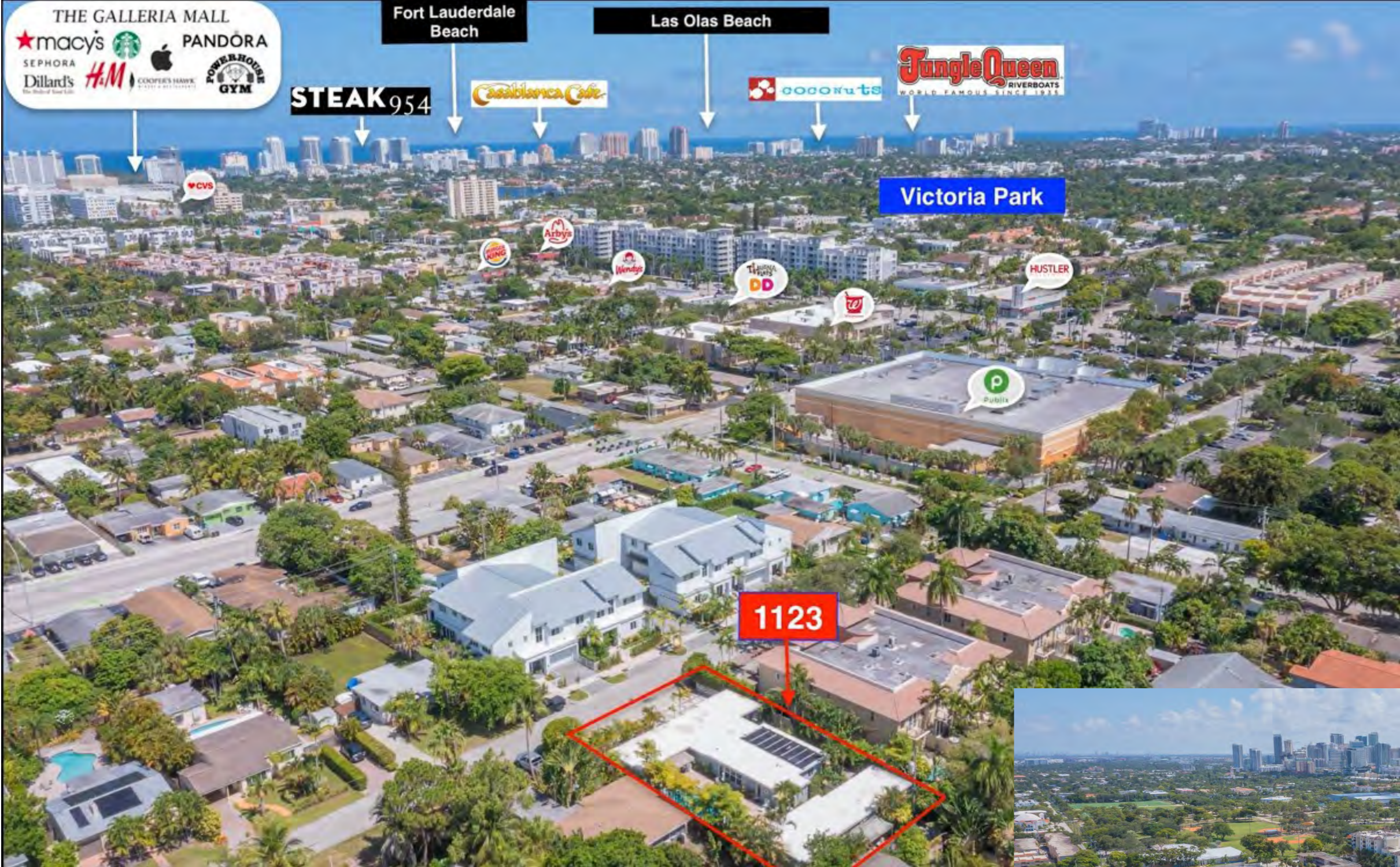
ADDITIONAL PHOTOS — — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14TH Ave, #2, FORT LAUDERDALE, FL , 33304



ADDITIONAL PHOTOS — — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14TH Ave, #3, FORT LAUDERDALE, FL , 33304



ADDITIONAL PHOTOS — — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14TH Ave, #1-3, FORT LAUDERDALE, FL , 33304

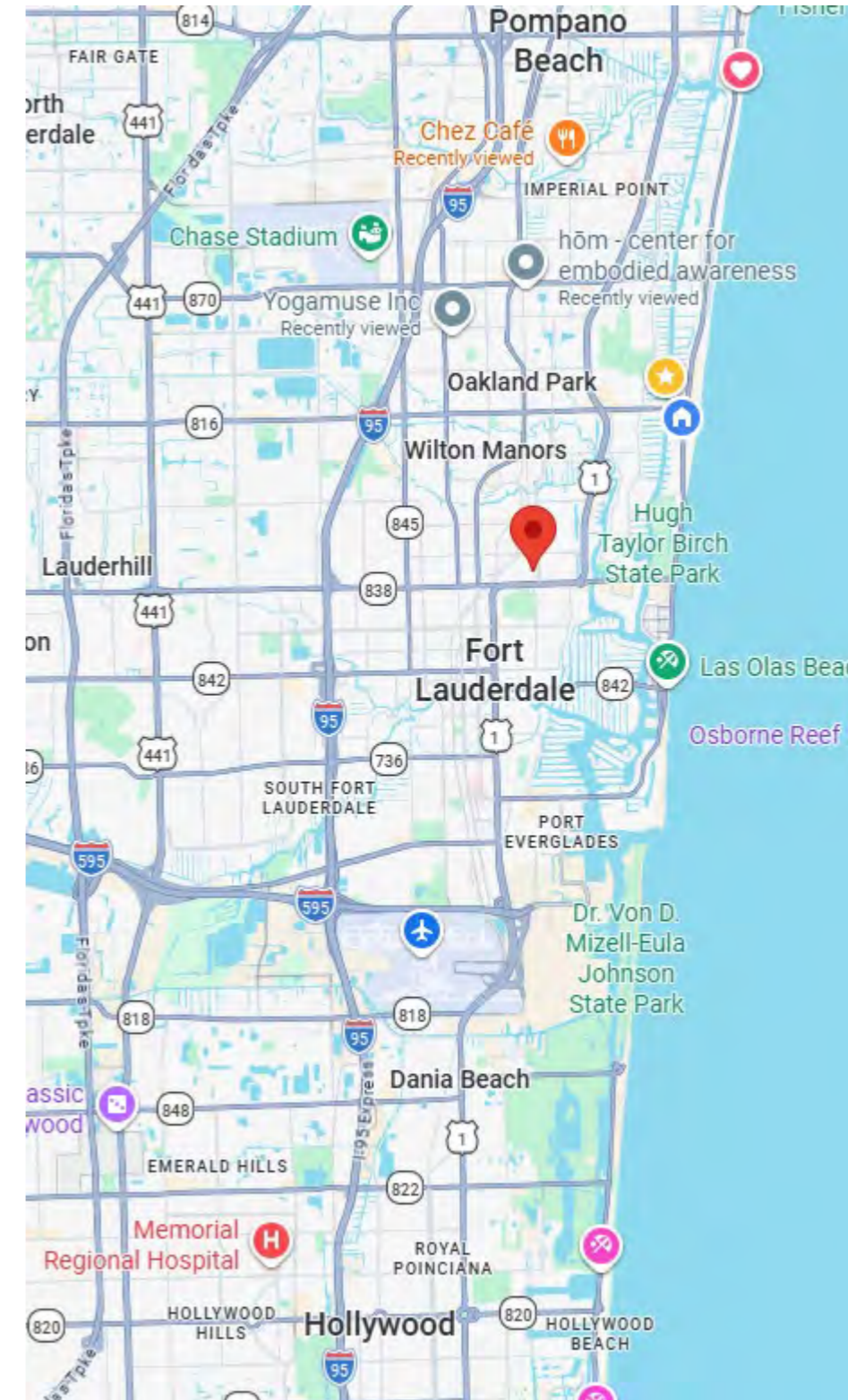


DEMOGRAPHICS — — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14TH Ave, #1-3, FORT LAUDERDALE, FL, 33304

POPULATION	1 MILES	5 MILES	10 MILES	
	2024 TOTAL POPULATION	21,301	311,680	1,053,491
	2029 PROJECTED POPULATION	21,363	315,601	1,058,990
	ANNUAL POPULATION GROWTH	.5%	1.90%	.80%
	MEDIAN AGE	42	43.8	42.6

HOUSEHOLDS	1 MILES	5 MILES	10 MILES	
	2024 TOTAL HOUSEHOLDS	11,513	138,183	434,628
	2029 PROJECTED HOUSEHOLDS	11,510	140,052	436,701
	ANNUAL HOUSEHOLD GROWTH	0.3%	1.3%	0.7%
	MEDIAN HOUSEHOLD INCOME	\$74,967	\$67,142	\$60,228
	AVERAGE HOUSEHOLD INCOME	\$104,974	\$96,730	\$84,761
	AVERAGE HOUSEHOLD SIZE	1.8	2.2	2.3
	AVERAGE HOUSEHOLD VEHICLES	1	2	2

EMPLOYMENT	1 MILES	5 MILES	10 MILES
	TOTAL BUSINESSES	2,149	33,784
TOTAL EMPLOYEES	13,253	271,403	625,310





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