

## INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap are pleased to present the North Tamarind Avenue Portfolio, a multifamily property operating as 21-units plus (1) non-conforming unit and located at 700 North Tamarind Avenue, 919 6th Street, and 925 6th Street in West Palm Beach, Florida.

### SUBJECT PROPERTY

The North Tamarind Avenue Portfolio was constructed between 1952-1964 and comprises (3) two-story concrete block buildings with painted stucco exteriors and flat and shingle roofs. The property currently consists of (3) studio apartments, (5) one-bedroom/one-bathroom apartments, (13) two-bedroom/one-bathroom apartments, and (1) three-bedroom/one-bathroom apartment, plus (1) non-conforming unit. The buildings total 15,477 square feet and encompass a 20,910-square-foot lot, according to the Palm Beach County Property Appraiser. Units feature wall air conditioning units and the property includes on-site laundry facilities and paved asphalt parking.

### LOCATION

The North Tamarind Avenue Portfolio is located in West Palm Beach, Florida, offering residents convenient access to Federal Highway (US-1) and Palm Beach Lakes Boulevard and positioning the property near Downtown West Palm Beach employment centers, waterfront amenities, and major retail and entertainment destinations. In 2024, Experian reported an average household income of \$91,761 within 3-miles and population growth of 17.13% since 2010.

Surrounding retailers and points of interest include Clematis Street (0.4 miles), Alice Mickens Park (0.4 miles), West Palm Amtrak/TriRail Station (0.9 miles), CVS (400 Clematis Street) (0.9 miles), Good Samaritan Medical Center (1.1 miles), City Place (1.1 miles), Palm Beach County Convention Center (1.1 miles), Providencia Park (1.2 miles) and Gains Park (1.2 miles). Additionally just a short drive from the property are the Raymond F. Kravis Center for the Performing Arts (1.2 miles), The Nora District (1.3 miles), The Padel Club (1.4 miles), The District at Northwood (1.6 miles), The Breakers (2.2 miles), Palm Beach International Airport (3.4 miles), and the Port of Palm Beach (4.0 miles).

Nearby educational facilities include UB Kinsey/Palmview Elementary School of the Arts (0.6 miles), Roosevelt Elementary School (0.9 miles), Roosevelt Middle School (1.2 miles), and Westward Elementary School (1.2 miles).

### SUMMARY

The North Tamarind Avenue Portfolio is being offered for sale at \$3,520,000 or \$160,000 per unit.



**22 UNITS  
OPERATING\*\***



**1952-1964  
YEARS BUILT**



**15,477  
SQURE FEET**



**ON-SITE  
LAUNDRY**



**\$91,761  
AVG HOUSEHOLD INCOME  
(3 MILES)**



**17.13%  
POPULATION GROWTH  
SINCE 2010**

## INVESTMENT SUMMARY

### THE OFFERING

<b>Property Addresses (&amp; Folios)</b>	700 N Tamarind Avenue (74-43-43-21-06-006-0080) 919 6th Street (74-43-43-21-06-006-0100) 925 6th Street (74-43-43-21-06-006-0090) West Palm Beach, FL 33401
<b>Zoning</b>	NWD-5 & NWD-R-C1

### SITE DESCRIPTION

<b>Number of Units</b>	21 + 1 Non-Conforming
<b>Number of Buildings</b>	3
<b>Number of Stories</b>	2
<b>Years Built</b>	1952-1964
<b>Gross Building Area</b>	15,477 Square Feet (*PBPA)
<b>Lot Size</b>	20,910 Square Feet (*PBPA)
<b>Type of Ownership</b>	Fee Simple

### UTILITIES

<b>Water (Sewer)</b>	City of West Palm Beach - Paid by Owner
<b>Electric</b>	FPL - Paid by Tenant

### CONSTRUCTION

<b>Framing</b>	Concrete Block
<b>Exterior</b>	Painted Stucco
<b>Parking Surface</b>	Paved Asphalt
<b>Roof</b>	Flat & Shingle

### MECHANICAL

<b>HVAC</b>	Wall Air Conditioning Units
<b>Fire Protection</b>	Smoke Detectors & Fire Extinguishers

\*Palm Beach County Property Appraiser

\*\* Unit #919 - 2B is non-conforming

