

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present 1201 Northeast 15th Avenue, a (9)-unit apartment building located in Fort Lauderdale, Florida.

SUBJECT PROPERTY

1201 Northeast 15th Avenue was constructed in 1960 and comprises (one) single-story concrete block building with a painted stucco exterior and shingle roof. The property offers 4,431 square feet of total building area with an estimated 4,425 square feet of total leasable area and sits on an 11,204-square-foot lot (0.26 acres), according to the Broward County Property Appraiser. The unit mix includes (4) one-bedroom/one-bathroom units, (4) one-bedroom/one-bathroom furnished units, and (1) two-bedroom/two-bathroom unit. The property features on-site laundry facilities, wall air conditioning units and paved asphalt parking.

LOCATION

1201 Northeast 15th Avenue is located in east Fort Lauderdale, Florida, offering residents convenient access to Sunrise Boulevard, Federal Highway (US-1), and State Road A1A. The surrounding 1-mile area reports an average household income of \$119,832 and population growth of 8.60% since 2010 according to Experian. Residents are within close proximity to major retail and employment centers and a short drive to Downtown Fort Lauderdale, Fort Lauderdale-Hollywood International Airport, Port Everglades, and the Broward County Convention Center.

Surrounding area retailers and points of interest include Publix Super Market at Sunrise Boulevard (0.2 miles), Walgreens Pharmacy (0.3 miles), Dunkin'/Talkin' Tacos/Trek Bicycles/Panda Express (0.3 miles), TD Bank (0.5 miles), Holiday Park/Baptist IcePlex/The Parker (0.6 miles), Pet Supermarket (0.7 miles), Truist Bank (0.8 miles), Home Depot (1.0 miles), Amped Fitness (1.0 miles), Galleria Mall (1.4 miles) and Hugh Taylor Birch State Park (1.7 miles). Additionally just a short drive from the property are Beaches (1.9 miles), Brightline Fort Lauderdale Station (2.4 miles), Broward County Convention Center (4.4 miles), Port Everglades (5.8 miles), and Fort Lauderdale-Hollywood International Airport (6.6 miles).

Nearby educational facilities include Bennett Elementary School (0.5 miles), Sunrise Middle School (0.6 miles), Fort Lauderdale High School (1.3 miles), and Bayview Elementary School (1.5 miles).

SUMMARY

1201 NE 15th Avenue is being offered for sale at \$1,980,000 or \$220,000 per unit.



**9
UNITS**



**1960
YEAR BUILT**



**4,431
SQARE FEET**



**ON-SITE
LAUNDRY**



**\$119,832
AHU
(1 MILE)**



**8.60%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING

| | |
|---------------------|---|
| Property Address | 1201 Northeast 15th Avenue, Fort Lauderdale, FL 33304 |
| Assessor's Parcel # | 4942-34-02-9400 |
| Zoning | RM-15 |

SITE DESCRIPTION

| | |
|----------------------|------------------------------|
| Number of Units | 9 |
| Number of Buildings | 1 |
| Number of Stories | 1 |
| Year Built | 1960 |
| Gross Building Area | 4,431 Square Feet (*BCPA) |
| Gross Leaseable Area | 4,425 Square Feet (Estimate) |
| Lot Size | 11,204 Square Feet (*BCPA) |
| Type of Ownership | Fee Simple |

UTILITIES

| | |
|---------------|---|
| Water (Sewer) | City of Fort Lauderdale - Paid by Owner |
| Electric | FPL - Paid by Tenant |

CONSTRUCTION

| | |
|-----------------|----------------|
| Framing | Concrete Block |
| Exterior | Painted Stucco |
| Parking Surface | Paved Asphalt |
| Roof | Shingle |

MECHANICAL

| | |
|-----------------|--------------------------------------|
| HVAC | Wall Air Conditioning Units |
| Fire Protection | Smoke Detectors & Fire Extinguishers |

*Broward County Property Appraiser

