

11 SW 11 Avenue | Fort Lauderdale, FL

Multifamily Development Opportunity



EXECUTIVE SUMMARY

An exceptional opportunity to acquire a **1/3+ acre multifamily development site** in the highly desirable **Sailboat Bend Historic District**, just minutes from Downtown Fort Lauderdale and Las Olas Boulevard.

The property features **in-place income** with two cottages generating **\$3,500/month**, while offering significant upside through redevelopment under **RMM-25 zoning**.

INVESTMENT HIGHLIGHTS

- Oversized **15,600 SF lot** (rare for submarket)
- Zoned **RMM-25 (Multifamily Medium-High Density)**
- **5-8 unit development potential** (buyer to verify)
- **Current income: \$42,000 annually**
- Located in a **high-growth infill corridor**
- Minutes to Downtown, Brightline, Las Olas, and beaches

PROPERTY OVERVIEW

Attribute	Details
Address	11 SW 11 Avenue
City / State	Fort Lauderdale, FL
Lot Size	15,600 SF
Zoning	RMM-25
Current Use	2 Residential Units
Current Income	\$3,500/month
Future Use	Multifamily/Multilevel Unit Development

LOCATION OVERVIEW

Sailboat Bend is one of Fort Lauderdale's most rapidly transforming neighborhoods, combining historic charm with increasing residential demand.

Key Drivers:

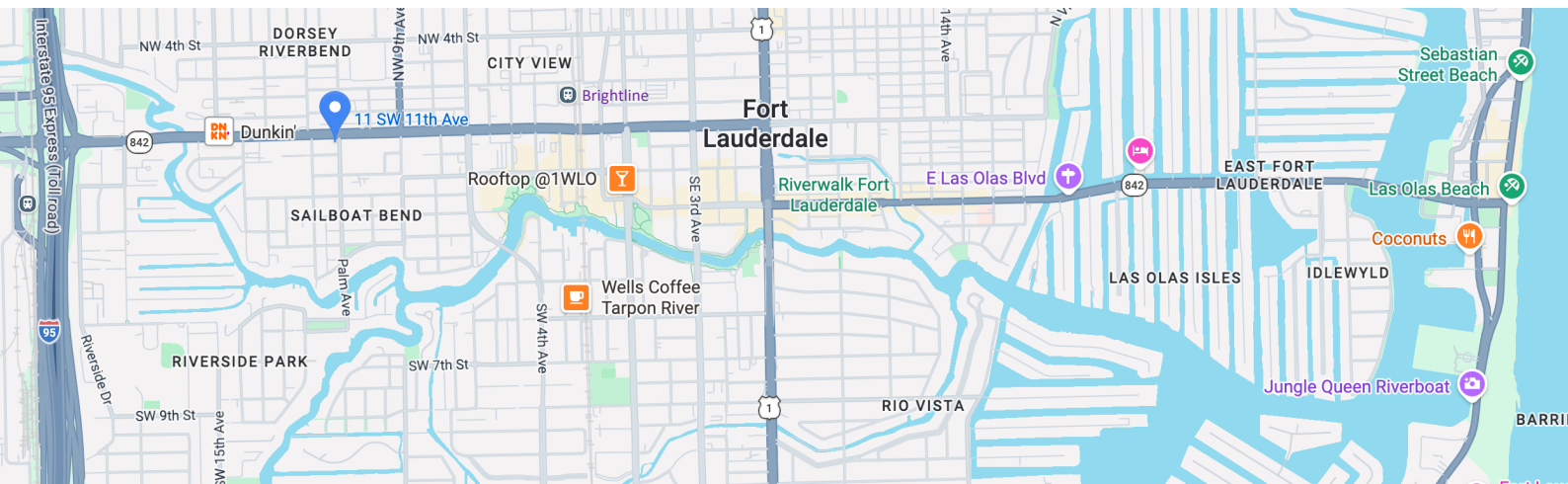
- Proximity to Downtown employment hub
- Access to Brightline & major highways
- Growth in luxury rental and multilevel unit demand
- Limited supply of developable land

INVESTMENT STRATEGY

- **Build-to-Sell:** Capture margin through multilevel unit sales
- **Build-to-Rent:** Long-term stabilized cash flow
- **Land Bank:** Hold asset for continued appreciation

CONCLUSION

This offering presents a compelling opportunity to develop a **high-demand residential product** in a supply-constrained, rapidly appreciating neighborhood. With strong fundamentals, flexible exit strategies, and prime location, this site is well-positioned for **attractive risk-adjusted returns**.



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