

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present 921-925 Northeast 17th Avenue, a (10)-unit apartment community located in Fort Lauderdale, Florida.

SUBJECT PROPERTY

921-925 Northeast 17th Avenue was constructed in 1959 and comprises (2) single-story concrete block buildings with painted stucco exteriors and shingle roofs. The property offers 5,276 square feet of total building area and sits on a 13,500-square-foot lot (0.31 acres), according to the Broward County Property Appraiser. The unit mix includes (8) one-bedroom/one-bathroom units, (1) two-bedroom/one-bathroom unit, and (1) two-bedroom/two-bathroom unit. The property features on-site laundry facilities, wall air conditioning units, paved asphalt parking, and tropical courtyard.

LOCATION

921-925 Northeast 17th Avenue is located in 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 \$126,145 and population growth of 8.66% since 2010. Residents are within walking distance to Gateway Shopping Center, The Galleria, Bank of America, and nearby dining options, with a short drive to Fort Lauderdale Beach, Downtown Fort Lauderdale, Flagler Village, and Holiday Park.

Surrounding area retailers and points of interest include Holiday Park (0.3 miles), Truist Bank (0.3 miles), Il Mulino Restaurant (0.4 miles), Gateway Shopping Center (0.4 miles), Bank of America (0.4 miles), Talkin’ Tacos (0.4 miles), Walgreens Pharmacy (0.5 miles), Publix SuperMarket at Sunrise Boulevard (0.5 miles), Baptist Health IcePlex (0.9 miles) and The Galleria at Fort Lauderdale (1.1 miles).

Additionally, just a short drive from the property are Home Depot (1.3 miles), The Fresh Market (1.3 miles), Aldi (1.5 miles), Downtown Fort Lauderdale/Las Olas Boulevard (1.5 miles), Broward County Convention Center (4.3 miles), Port Everglades (5.9 miles), and Fort Lauderdale-Hollywood International Airport (6.0 miles).

Nearby educational facilities include Bayview Elementary School (1.2 miles), Sunrise Middle School (1.2 miles), Fort Lauderdale High School (1.9 miles), and Harbordale Elementary School (3.3 miles).

SUMMARY

921-925 Northeast 17th Avenue is being offered for sale at \$2,300,000 or \$230,000 per unit.



10  
UNITS



1959  
YEAR BUILT



5,276  
SQUARE FEET



ON-SITE  
LAUNDRY



\$126,145  
AHU  
(1 MILE)



8.66%  
POPULATION GROWTH  
SINCE 2010

INVESTMENT SUMMARY

THE OFFERING

|                     |                                                          |
|---------------------|----------------------------------------------------------|
| Property Address    | 921-925 Northeast 17th Avenue, Fort Lauderdale, FL 33304 |
| Assessor’s Parcel # | 4942-34-05-8320                                          |
| Zoning              | RMM-25                                                   |

SITE DESCRIPTION

|                     |                              |
|---------------------|------------------------------|
| Number of Units     | 10                           |
| Number of Buildings | 2                            |
| Number of Stories   | 1                            |
| Year Built          | 1959                         |
| Total Building Area | 5,276 Square Feet (*BCPA)    |
| Gross Leasable Area | 5,250 Square Feet (Estimate) |
| Total Lot Size      | 13,500 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

