

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present Suncoast Villas, a 20-unit apartment complex located in Riviera Beach, Florida.

SUBJECT PROPERTY

Suncoast Villas is located at 2130 Avenue S in Riviera Beach, Florida. This 20-unit apartment complex was constructed in 1967 of concrete block and stucco with 13,250 square feet of rentable area and a 0.48-acre lot. Suncoast is comprised of (10) one-bedroom/one-bathroom apartments averaging 550 square feet and (10) two-bedroom/one-bathroom apartments averaging 775 square feet all with central air conditioning. The property also features a gated courtyard and on-site laundry facilities for residents and guests.

LOCATION

Suncoast Villas is situated directly across from new Riviera Beach Police Department and offers residents convenient access to Blue Heron Boulevard and Interstate 95. Suncoast High School and John F. Kennedy Middle School are also located directly across from Suncoast Villas, while Dr. Mary McLeod Bethune Elementary School (0.5 miles), Lincoln Elementary (1.3 miles), and Inlet Grove Community High School (1.6 miles) are each located nearby. Suncoast Villas is also just one block from the 240,000 square foot, 29-acre UPS Distribution facility.

Surrounding area retailers and points of interest include Wawa (1.0 mile), Walmart Supercenter (1.5 miles), Bank of America (1.6 miles), Aldi (1.7 miles), PetSmart (2.0 miles), Kohl's (2.0 miles), Publix Super Market at Riviera Beach (2.1 miles), Lowe's (2.1 miles), Target (2.2 miles), St. Mary's Medical Center & Children's Hospital (3.1 miles), HCA Florida JFK North Hospital (3.5 miles), the Port of Palm Beach (3.5 miles), Downtown West Palm Beach (6.4 miles), and Palm Beach International Airport (9.2 miles).

SUMMARY

Suncoast Villas are being offered for sale at \$3,700,000 or \$185,000 per unit.



**20
UNITS**



**1967
YEAR BUILT**



**13,464
SQUARE FEET**



**ON-SITE
LAUNDRY**



**\$96,918
AVG HOUSEHOLD INCOME
(5 MILES)**



**17.05%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING

Property Name	Suncoast Villas
Property Address	2130 Avenue S, Riviera Beach, FL 33404
Assessor's Parcel #	56-43-42-29-04-006-0090
Zoning	CN

SITE DESCRIPTION

Number of Units	20
Number of Buildings	1
Number of Stories	3
Year Built	1967
Gross Building Area	13,464 Square Feet (*PBPA)
Lot Size	20,909 Square Feet (*PBPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of Riviera Beach - Paid by Owner
Electric	FPL - Paid by Tenant

CONSTRUCTION

Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Flat

MECHANICAL

HVAC	Central Air Conditioning
Fire Protection	Smoke Detectors & Fire Extinguishers

*Palm Beach County Property Appraiser

