



1820 SW 9th St, Fort Lauderdale FL 33312-3273

**Multi-Family Income**

Closed

ML #: [A11455989](#)

Area: 3470

Sht Sle: No

Pool: No

Units: 2

Type: Duplex

Year: 2024

LA: 2,576

BldAr/Src:

WtrF: No

Subd:  $\times$ RIVERSIDE PARK

LP: \$1,180,000

REO: No

P Date: 04/15/2024

CDate: 09/11/2024

S Pr: \$985,000 **\$492,500/Unit**

TA: 3,300 **\$382/SF**

SF Adj: 3,300

Zoning: DUPLEX

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Rooms	Prkg	#Unit
1	No	No	3	2	0	1,288	\$0	Unfurn	Vacant	Kitchen	Open Prkg	1

Equipment: Dryer

2	No	No	3	2	0	1,288	\$0	Unfurn	Vacant	Kitchen	Open Prkg	2
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Equipment: Air Conditioning Unit

**Remarks:** LOCATION!!!LOCATION!!! BRAND NEW DUPLEX IN DESIRE FORT LAUDERDALE!!!. EACH UNIT 3/2 1,288 SQFT LIVING AREA, PORCH OPEN CONCEPT, TOTAL LIVING AREA 2,566 SQFT. TOTAL AREA 3,300 SQFT , IMPACT WINDOWS AND DOORS, STAINSTEEL APPLIANCES, ITALIAN CABINETS, QUARTZ COUNTER TOP, WASHER AND DRYER MACHINE IN EACH UNIT. BACK YARD FENCED. DRAINAGE SYSTEM INSTALLED ALL AROUND THE PERIMETER OF THE HOUSE. THIS PROPERTY WILL NOT LAST. ALL FINAL INSPECTIONS ARE APPROVED JUST WAITING FOR THE CITY TO ISSUE THE CO. EASY TO SHOW. SEPARATE METER AND WATER. SELLER IS MOTIVATED!!! BRING YOUR BEST OFFER!!!!

[Carolina Visbal LLC - \(786-222-0463\)](#)

[US Capital Homes, LLC.](#)

[carolinavisbal@yahoo.com.ar](mailto:carolinavisbal@yahoo.com.ar)



1185 SW 16th Ave, Fort Lauderdale FL 33312-3213

**Multi-Family Income**

Closed

ML #: [A11735110](#)

Area: 3470

Sht Sle: No

Pool: No

Units: 4

Type: Fourplex

Year: 1988

LA:  $\times$ 1,502 x 2 =3,004 SF

BldAr/Src:

WtrF: No

Subd:  $\times$ RIVERSIDE PARK ADD AMEN P

LP: \$1,140,000

REO: No

P Date: 02/14/2025

CDate: 03/27/2025

S Pr: \$1,090,000 **\$272,500/Unit**

TA: 1,502

SF Adj:  $\times$ 1,502 **\$362/SF**

Zoning:  $\times$ RD-15

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Rooms	Prkg	#Unit
1	No	No	8	8	0		\$1,502	Unfurn	Month to Month	Family Room, Kitchen	Open Prkg	4

Equipment: Air Conditioning Unit, Electric Meter, Range, Refrigerator

**Remarks:** New Listing – Prime Multifamily Investment Opportunity in Fort Lauderdale Discover an exceptional chance to secure a profitable asset in a rapidly developing neighborhood. This property features two standalone buildings, each offering two spacious 2BR/2BA units (four total). Currently generating \$90K+ in annual income and approximately \$70K in NOI (a 6%+ CAP), this investment has clear upside potential with nearby comps suggesting \$110K+ in possible annual income after upgrades.Each building boasts 1,502 SF of well-maintained living space, set on a combined 9,220 SF lot. Surrounded by new developments in a gentrifying location, this is a rare opportunity to add value through modern renovations and strategic improvements.

[Rosa Poler - \(954-235-4046\)](#)

[Optimar International Realty](#)

[rosapoler@hotmail.com](mailto:rosapoler@hotmail.com)



1316 SW 9th St, Fort Lauderdale FL 33312-2483

**Multi-Family Income**

Closed

ML #: [F10531377](#)

Area: 3490

Sht Sle: No

Pool: No

Units: 4

Type: Fourplex

Year: 1968

LA: 2,688

BldAr/Src:

WtrF: No

Subd: Riverside Add Amd 1-13 B

LP: \$950,000

REO: No

P Date: 01/02/2026

CDate: 01/27/2026

S Pr: \$800,000 **\$200,000/Unit**

TA: **\$297/SF**

SF Adj:

Zoning: RD-15

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Rooms	Prkg	#Unit
1	No	No	2	1	0		\$1,500		Month to Month			1

Equipment:

2	No	No	2	1	0		\$1,500		Month to Month			1
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Equipment:

3	No	No	2	1	0		\$1,500		Month to Month			1
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Equipment:

4	No	No	2	1	0		\$1,400		Month to Month			1
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Equipment:

**Remarks:**

[Claudel Samson - \(\(786\) 308-5649\)](#)

[Sole International Realty](#)

[solegrp@gmail.com](mailto:solegrp@gmail.com)



425 SW 18th Ave, Fort Lauderdale FL 33312-7626

**Multi-Family Income**

**Closed**

**ML #:** [F10435788](#)

**Area:** 3460

**Sht Sle:** No

**Pool:** No

**Units:**

**Year:** 1965

**BldAr/Src:**

**WtrF:** No

**Subd:** Commy Acres 58-46

**Type:** Triplex

**LA:** 2,278

**LP:** \$749,000

**REO:** No

**P Date:** 05/09/2024

**CDate:** 06/11/2024

**S Pr:** \$700,000 **\$233,333/Unit**

**TA:** **\$307/SF**

**SF Adj:**

**Zoning:** RM-15

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Rooms	Prkg	#Unit
1	No	No	1	1	0		\$700		Leased			3
<b>Equipment:</b>												
2	No	No	1	1	0		\$700		Vacant			3
<b>Equipment:</b>												
3	No	No	2	2	0		\$1,000		Leased			3
<b>Equipment:</b>												

**Remarks:** Spacious triplex with one 2/2 and two 1/1 on a 7992 square foot lot, this property offers steady rental income potential. Situated on a quiet dead-end street, some units have been remodeled, and ample parking is available. Its proximity to Stranahan High School adds to its appeal. Don't miss this investment opportunity. Schedule a showing today! DO NOT DISTURB TENANTS. 24 HOUR NOTICE TO SHOW.

[Cindy Leventhal - \(\(954\) 254-6122\)](#)

[Compass Florida, LLC](#)

[cindy@theleventhalgroup.com](mailto:cindy@theleventhalgroup.com)



1955 Riverside Dr, Fort Lauderdale FL 33312-3275

**Multi-Family Income**

**Closed**

**ML #:** [F10479600](#)

**Area:** 3470

**Sht Sle:** No

**Pool:** No

**Units:**

**Year:** 1958

**BldAr/Src:**

**WtrF:** No

**Subd:** Riverside Park 7-24 B

**Type:** Duplex

**LA:** 2,006

**LP:** \$549,900

**REO:** No

**P Date:** 01/24/2025

**CDate:** 03/11/2025

**S Pr:** \$525,000 **\$262,500/Unit**

**TA:** **\$261/SF**

**SF Adj:**

**Zoning:** RD-15

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Rooms	Prkg	#Unit
1	No	No	2	1	0		\$2,000		Month to Month			1
<b>Equipment:</b>												
2	No	No	3	1	0		\$2,200		Month to Month			2
<b>Equipment:</b>												

**Remarks:** This duplex is a 2/1 in the front unit and a 3/1 in the back unit with a separate utility room for laundry hookup if desired. Duplex has been substantially remodeled with new kitchens and new bathrooms, new windows, Vinyl Floors and roof is 4 only years old. For an additional 50K, buildable duplex lot next door can be bought. see pics. surveys in hand and attached to mls listing

[David Runnebaum - \(\(954\) 817-9101\)](#)

[United Realty Group Inc](#)

[co53185@aol.com](mailto:co53185@aol.com)

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The Subject Triplex at 353 SW 19th Ave FLL in the Riverside Park Neighborhood with two 2br/2bh and one 2br/1bh is listed at \$283,000/Unit or \$336/SF compared to recent sale comparables of \$292,166/Unit or \$321/SF