

MULTIFAMILY PROPERTY FOR SALE

408 SOUTHWEST 9TH AVENUE

FORT LAUDERDALE, FL 33312



Conceptual Fit



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408 SOUTHWEST 9TH AVENUE

FORT LAUDERDALE, FL 33312

PROPERTY SUMMARY



PROPERTY DESCRIPTION

A rare opportunity to acquire a premier 0.32-acre redevelopment site totaling approximately 14,000 square feet in Fort Lauderdale's urban core. Located at 408 SW 9th Avenue, the property is zoned 08 – Multi-Family Housing and offers the potential for townhome or higher-density residential development. The site benefits from direct frontage along SW 9th Avenue and a highly desirable location between Downtown Fort Lauderdale, Broward Boulevard, and the New River, with convenient access to major employers, shopping, dining, entertainment, beaches, waterways, and Fort Lauderdale-Hollywood International Airport (FLL). An existing townhome is currently situated on a portion of the property, providing added flexibility for future development plans. The property presents an attractive opportunity for investors, builders, and developers seeking to capitalize on Fort Lauderdale's continued residential growth and demand for urban housing.

OFFERING SUMMARY FOLIO # 5045 10 28 1280

Sale Price:	\$1,200,000
Approved # of units	10
Approved # of Townhomes	4
Lot Size:	0.32 Acres
Building Size:	14,000 SF

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RENDERINGS ARE A CONCEPTUAL FIT ONLY

Conceptual Fit: 14,000 SF / 0.32 Acres 4 Buildings / 10 Units Total

- 4 Two-Story Key West Style Townhouse Buildings
- 10 Total Units (3-2-2-3 Split)
- Internal Drive Aisle with 10 Parking Spaces
- Tropical Landscaping & Pedestrian Walkways
- Private Porches & Upper Balconies
- Efficient, Compact Site Layout



LOCATION DESCRIPTION

A 0.32-acre redevelopment site totaling approximately 14,000 square feet, located at 408 SW 9th Avenue, Fort Lauderdale, Florida. The property is situated in downtown Fort Lauderdale, strategically positioned between West Broward Boulevard and The New River, at the corner of SW 9th Avenue and SW 4th Street. The site currently includes an existing townhome structure along one side of the property, offering potential flexibility for redevelopment, repositioning, or future site planning. Many local landmarks are within walking distance, such as Las Olas with lots of elegant shops and restaurants, The Broward Center for the Performing Arts, Museum of Discovery and Science, NSU Art Museum and the Tri-Rail and Brightline station.

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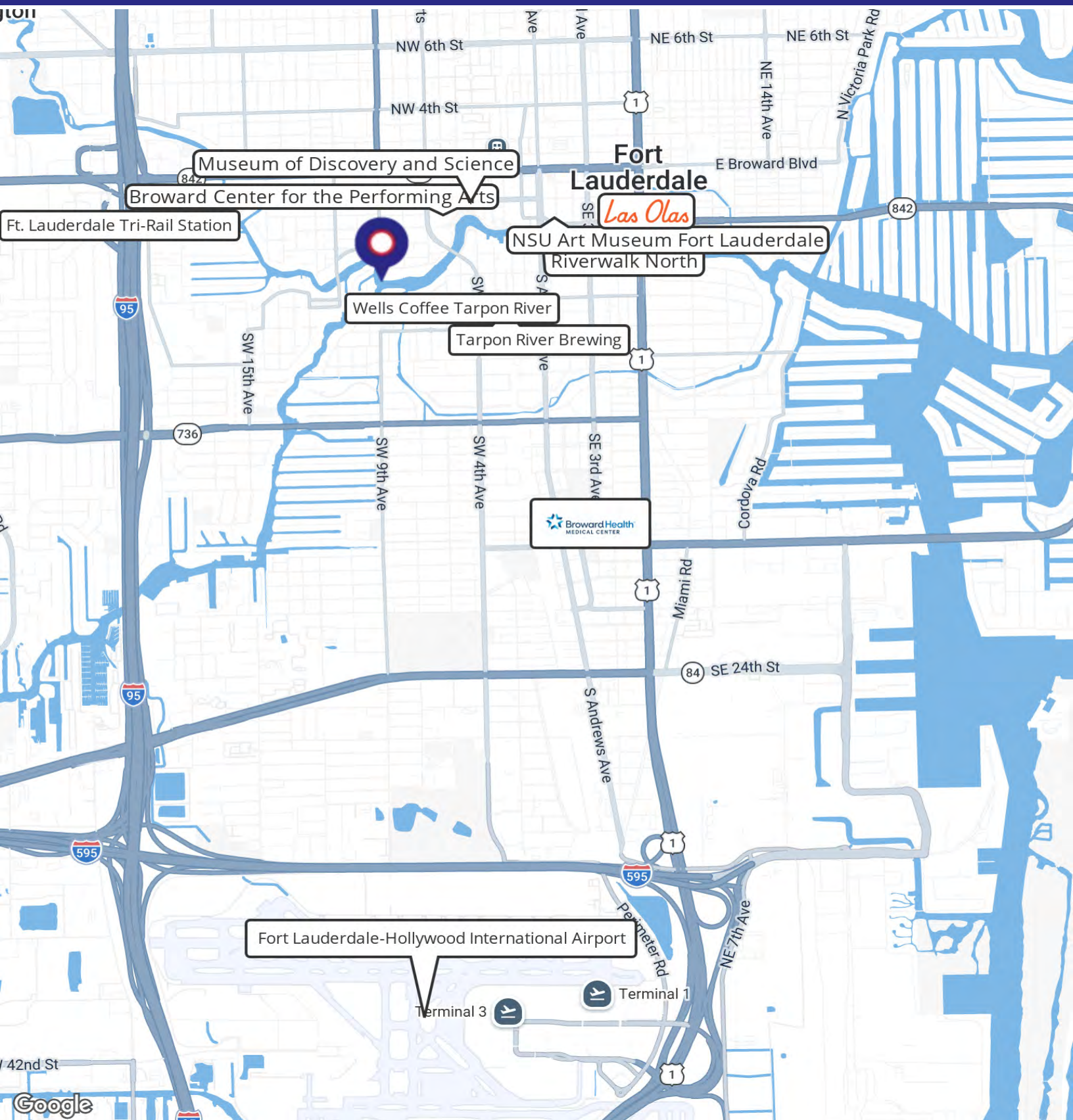
SPACE HIGHLIGHTS

- .32 acres of redevelopment
- 14,000 SF
- 10 units, low rise townhomes
- Zoned 08- Multi-Family
- Located in the highly desirable downtown Fort Lauderdale area
- Walking distance to world class arts, entertainment, dining and shopping
- Steps from The New River and Las Olas
- Easy access to Tri-Rail and Brightline and I-95
- Within minutes from the Fort Lauderdale Hollywood International Airport (FLL)

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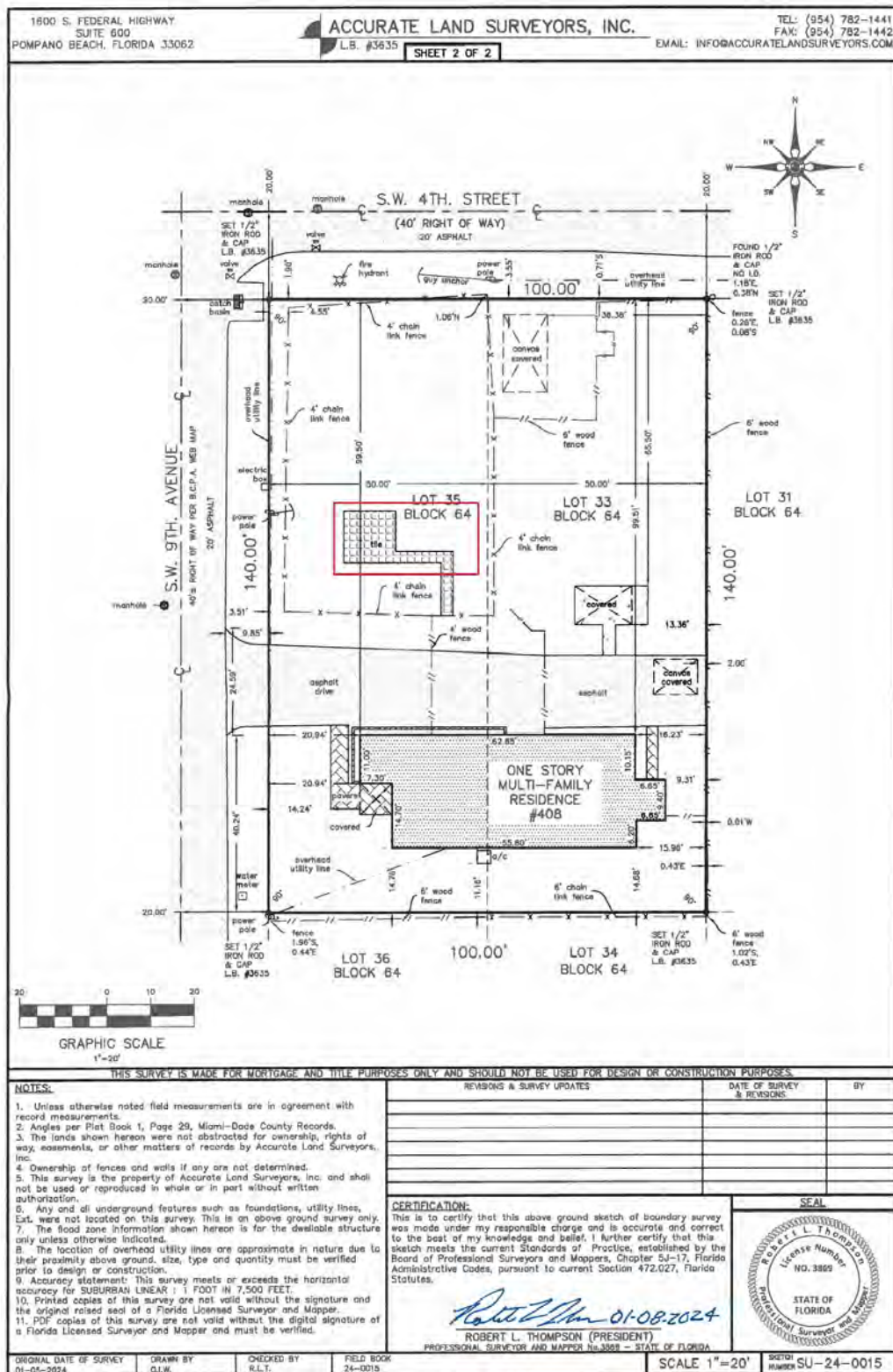
POINTS OF INTEREST



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LAND SURVEY



408 SOUTHWEST 9TH AVENUE

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CONCEPTUAL FIT FOR ILLUSTRATIVE PURPOSES ONLY. NOT A SITE PLAN.



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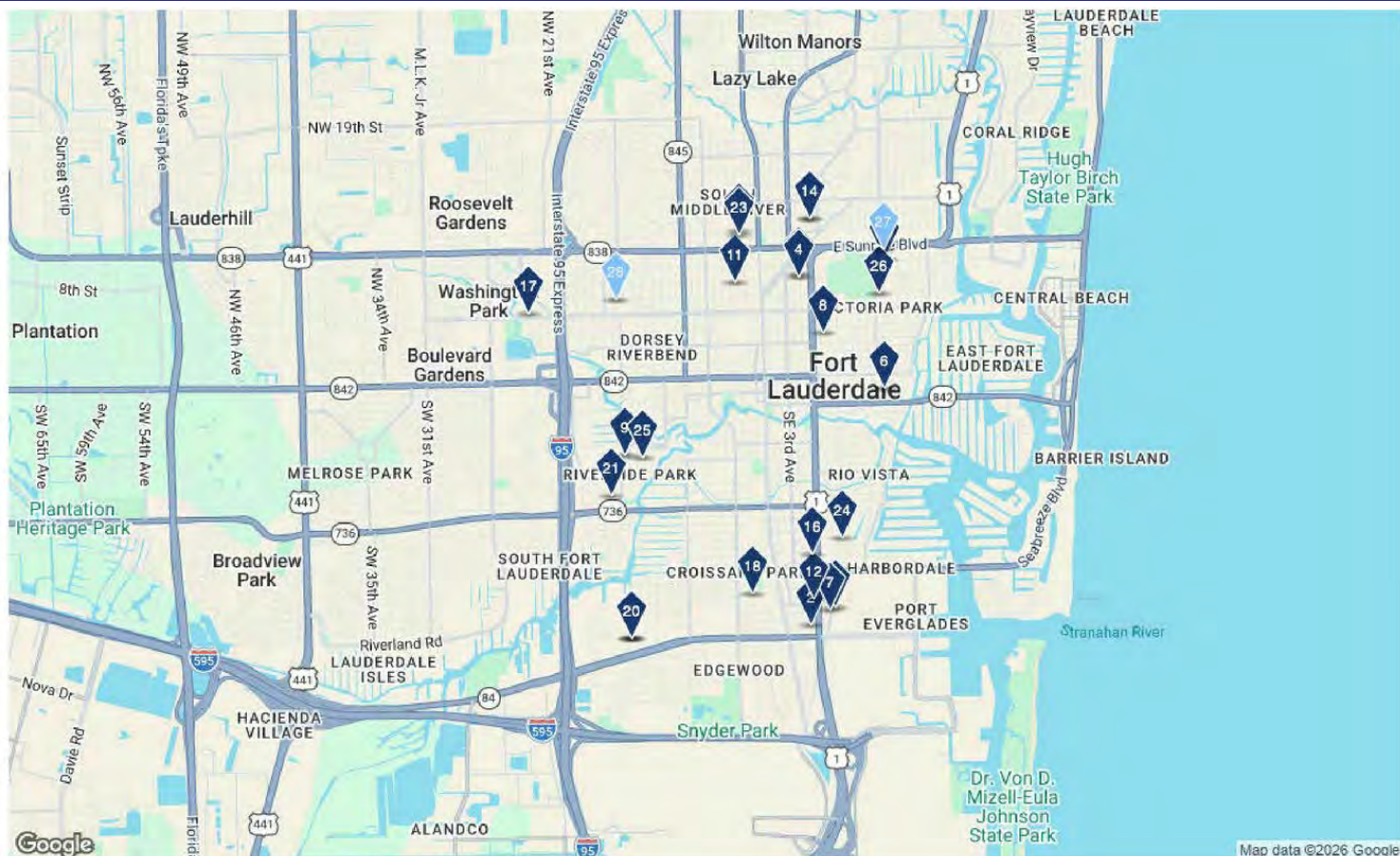
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SOLD COMPS 2 YEARS 10-20 UNITS 2 MILE RADIUS- 3 PAGES



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$750,000	\$2,526,984	\$2,200,000	\$9,000,000
Sale Price Per Unit	\$75,000	\$206,063	\$187,500	\$750,000
Cap Rate	3.4%	7.4%	6.9%	13.5%
Land Price Per AC	\$3,680,161	\$7,536,249	\$7,258,065	\$18,367,347
Property Attributes	Low	Average	Median	High
Units	10	13	11	20
Year Built	1939	1969	1968	2024
Stories	1	2	2	4
Vacancy At Sale	5.0%	4.0%	5.1%	5.7%
Star Rating	★★★★☆ 2	★★★★☆ 2.1	★★★★☆ 2	★★★★★ 4

Summary Statistics exclude For Sale and Under Contract listings

408 SOUTHWEST 9TH AVENUE

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PAGE 2

1	628 SW 1st Ave Fort Lauderdale, FL 33304	Apartments ★★★★☆	1951	10 Units	5/31/2026	Not Disclosed	-
2	440 SE 23rd St Fort Lauderdale, FL 33316	Apartments ★★★★☆	1964	14 Units	5/9/2026	\$2,800,000 (\$200,000.00/-Unit)	-
3	Multi-Property Sale 745 NE 5th Ave Fort Lauderdale, FL 33304	Multifamily ★★★★☆ Part of a Portfolio	1973	20 Units	4/29/2026	\$2,028,179 (\$101,409.00/Unit)	-
4	Multi-Property Sale 735 NE 5th Ave Fort Lauderdale, FL 33304	Multifamily ★★★★☆ Part of a Portfolio	1959	10 Units	4/29/2026	\$1,739,511 (\$173,951.00/Unit)	-
5	Ocean Wave Apartments 2100 Miami Rd Fort Lauderdale, FL 33316	Apartments ★★★★☆	2024	12 Units	3/31/2026	\$9,000,000 (\$750,000.00/Unit)	-
6	1501-1505 SE 2nd Ct Fort Lauderdale, FL 33301	Apartments ★★★★☆	1939	13 Units	12/23/2025	\$4,000,000 (\$307,692.00/Unit)	-
7	2109-2117 Miami Rd Fort Lauderdale, FL 33316	Apartments ★★★★☆	1959	12 Units	12/17/2025	Not Disclosed	-
8	Victoria Place Courtyard Apartm... 408 NE 7th Ave Fort Lauderdale, FL 33301	Apartments ★★★★☆	1968	16 Units	12/9/2025	\$3,365,000 (\$210,313.00/Unit)	-
9	Riverside Flats 700 SW 15th Ave Fort Lauderdale, FL 33312	Apartments ★★★★☆	1968	18 Units	12/1/2025	\$3,050,000 (\$169,444.00/Unit)	13.51% Actual
10	1119-1127 NE 6th Ave Fort Lauderdale, FL 33304	Apartments ★★★★☆	1973	10 Units	9/24/2025	Not Disclosed	-
11	721 NW 3rd Ave Fort Lauderdale, FL 33311	Apartments ★★★★☆	1973	10 Units	8/21/2025	\$1,950,000 (\$195,000.00/Unit)	6.87% Actual
12	Croissant Park Apartments 432 SE 20th St Fort Lauderdale, FL 33316	Apartments ★★★★☆	1978	12 Units	7/15/2025	\$2,250,000 (\$187,500.00/Unit)	-
13	828-840 NE 15th Ave Fort Lauderdale, FL 33304	Apartments ★★★★☆	1951	10 Units	6/25/2025	Not Disclosed	-
14	1119-1127 NE 6th Ave Fort Lauderdale, FL 33304	Apartments ★★★★☆	1973	10 Units	6/5/2025	Not Disclosed	-
15	1460 SW 24th Ct Fort Lauderdale, FL 33315	Apartments ★★★★☆	1984	10 Units	5/27/2025	\$920,000 (\$92,000.00/Unit)	-
16	505-507 SE 16th Ct Fort Lauderdale, FL 33316	Apartments ★★★★☆	1964	11 Units	5/14/2025	\$2,460,000 (\$223,636.00/Unit)	-
17	2300 NW 6th St Fort Lauderdale, FL 33311	Apartments ★★★★☆	1959	12 Units	4/17/2025	\$1,800,000 (\$150,000.00/Unit)	-
18	Croissant Apartments 1901 SW 3rd Ave Fort Lauderdale, FL 33315	Apartments ★★★★☆	1968	10 Units	3/28/2025	\$1,650,000 (\$165,000.00/Unit)	-
19	1460 SW 24th Ct Fort Lauderdale, FL 33315	Apartments ★★★★☆	1984	10 Units	3/24/2025	\$850,000 (\$85,000.00/Unit)	-
20	1460 SW 24th Ct Fort Lauderdale, FL 33315	Apartments ★★★★☆	1984	10 Units	3/21/2025	\$750,000 (\$75,000.00/Unit)	-
21	1601-1611 SW 11th Ct Fort Lauderdale, FL 33312	Apartments ★★★★☆	1967	12 Units	3/14/2025	\$2,200,000 (\$183,333.00/Unit)	-

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PAGE 3

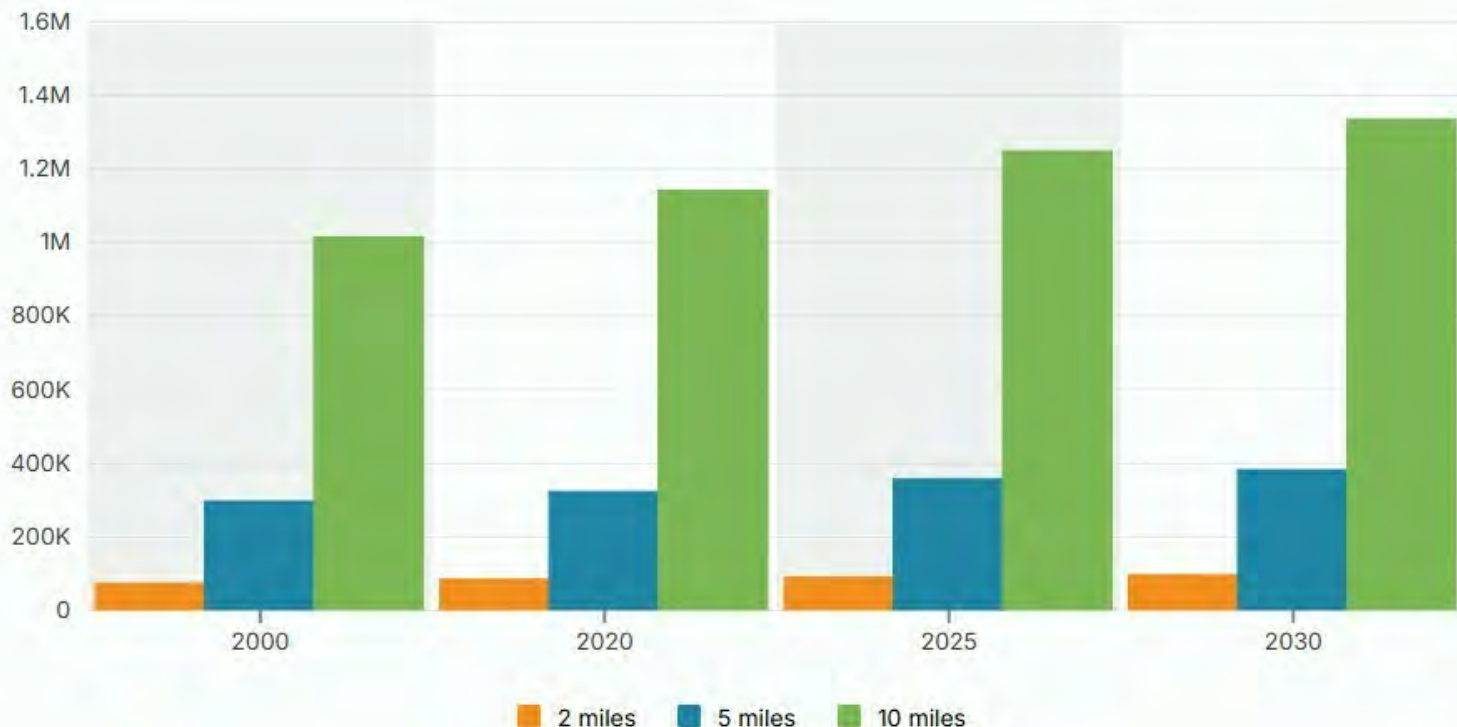
22	Multi-Property Sale 1038 NW 3rd Ave Fort Lauderdale, FL 33311	Multifamily ★★★★☆ Part of a Portfolio	1969	20 Units	2/20/2025	Not Disclosed	7.00% Actual
23	Multi-Property Sale 1030-1032 NW 3rd Ave Fort Lauderdale, FL 33311	Multifamily ★★★★☆ Part of a Portfolio	1969	20 Units	2/20/2025	Not Disclosed	7.00% Actual
24	801 SE 15th St Fort Lauderdale, FL 33316	Apartments ★★★★☆	1966	13 Units	1/10/2025	\$2,650,000 (\$203,846.00/- Unit)	3.40% Actual
25	Tropical View Apartments 713-721 SW 13th Ave Fort Lauderdale, FL 33312	Apartments ★★★★☆	1960	10 Units	8/30/2024	\$2,050,000 (\$205,000.00/- Unit)	7.01% Actual
26	622 NE 14th Ave Fort Lauderdale, FL 33304	Apartments ★★★★☆	1973	10 Units	8/15/2024	\$2,500,000 (\$250,000.00/- Unit)	6.16% Pro Forma
27	Victoria Park Village Garden Apar... 912-918 NE 15th Ave Fort Lauderdale, FL 33304	Apartments ★★★★☆	1953	16 Units (6.3%)	Under Con- tract	\$4,480,000 (\$280,000.00/- Unit)	5.50% Actual
28	633 NW 15th Ave Fort Lauderdale, FL 33311	Multifamily ★★★★☆	1959	11 Units (9.1%)	Under Con- tract	\$695,000 (\$63,182.00/Unit)	-

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EXECUTIVE SUMMARY - DATA FROM COSTAR

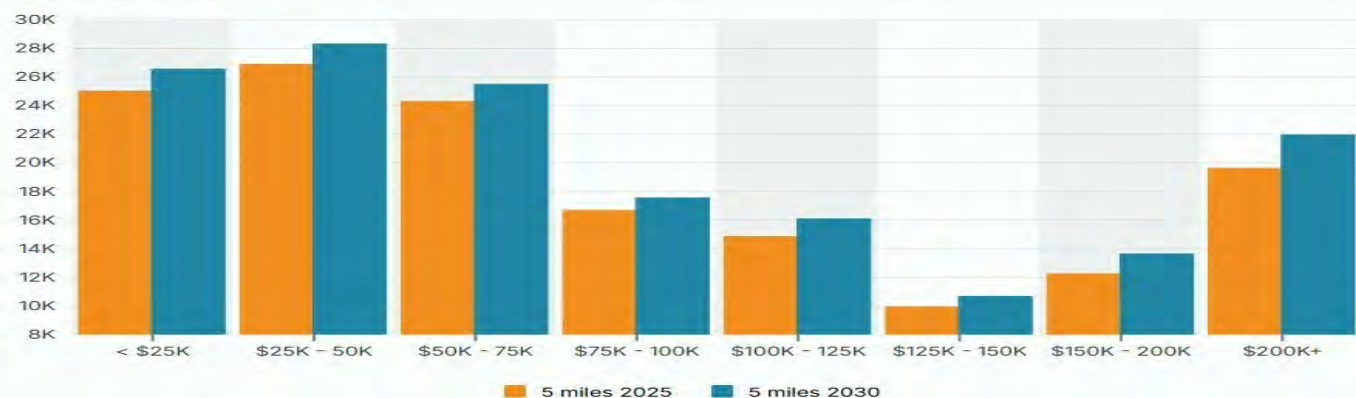
Population



PROPERTY OVERVIEW

A rare opportunity to acquire a premier 0.32-acre redevelopment site totaling approximately 14,000 square feet in Fort Lauderdale's urban core. Located at 408 SW 9th Avenue, the property is zoned 08 – Multi-Family Housing and offers the potential for townhome or higher-density residential development. The site benefits from direct frontage along SW 9th Avenue and a highly desirable location between Downtown Fort Lauderdale, Broward Boulevard, and the New River, with convenient access to major employers, shopping, dining, entertainment, beaches, waterways, and Fort Lauderdale-Hollywood International Airport (FLL). An existing townhome is currently situated on a portion of the property, providing added flexibility for future development plans. The property presents an attractive opportunity for investors, builders, and developers seeking to capitalize on Fort Lauderdale's continued residential growth and demand for urban housing.

Households By Income



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DEMOGRAPHICS DATA FROM COSTAR

	2 miles	5 miles	10 miles
2020 Population	82,446	320,881	1,139,880
2025 Population	88,630	354,795	1,246,791
2030 Population Projection	94,462	380,142	1,333,146
Annual Growth 2020-2025	1.5%	2.1%	1.9%
Annual Growth 2025-2030	1.3%	1.4%	1.4%
Median Age	39.9	42.5	42.8
Bachelor's Degree or Higher	37%	31%	31%

Households

	2 miles	5 miles	10 miles
2020 Households	37,032	135,106	465,550
2025 Households	39,572	149,324	508,197
2030 Household Projection	42,149	160,044	543,413
Annual Growth 2020-2025	0.3%	0.6%	0.3%
Annual Growth 2025-2030	1.3%	1.4%	1.4%
Owner Occupied Households	15,464	82,166	312,246
Renter Occupied Households	26,685	77,878	231,167
Avg Household Size	2.1	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.2B	\$4.4B	\$14.6B

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$110,721	\$104,211	\$96,738
Median Household Income	\$84,938	\$73,451	\$70,458
< \$25,000	6,194	24,991	86,393
\$25,000 - 50,000	6,120	26,863	97,401
\$50,000 - 75,000	5,694	24,264	85,162
\$75,000 - 100,000	4,475	16,655	62,655
\$100,000 - 125,000	4,718	14,825	53,059
\$125,000 - 150,000	3,244	9,908	32,684
\$150,000 - 200,000	3,661	12,224	37,596
\$200,000+	5,468	19,594	53,249