

2100 NE Indian River Dr

15-Unit Waterfront Multifamily Investment | Jensen Beach, FL 34957



15

TOTAL UNITS

2

BUILDINGS

6,764

TOTAL SQ. FT.

\$279,600

GROSS ANNUAL RENT

INVESTMENT HIGHLIGHTS

- **Value-Add Rent Growth** — month-to-month and annual leases allow a new owner to mark units to market over a short hold period.
- **Recent Capital Improvements** — full interior/exterior repaint, updated kitchens & baths, new appliances, and new AC systems.
- **Premier Waterfront Location** — NE Indian River Drive, near boat docks, marinas, and walkable historic downtown Jensen Beach.
- **Everyday Convenience** — near-immediate access to Publix and other everyday retailers supports durable tenant demand.
- **Coastal Lifestyle Demand** — Treasure Coast continues to draw renters priced out of homeownership and seasonal residents.

INVESTMENT OVERVIEW

Price	\$2,995,000
Building A	8 single-bedroom units
Building B	7 efficiency units
Lease Structure	Mix of month-to-month & annual
Zoning	WRC — Waterfront Resort Comm.
Land Use	Commercial Waterfront
Parcel ID	26-37-41-000-000-00290-0

RENT ROLL SUMMARY

UNIT TYPE	UNITS	MONTHLY RENT (EA)	ANNUAL RENT (EA)
Single-Bedroom (Bldg. A)	8	\$1,600	\$19,200
Efficiency (Bldg. B)	7	\$1,500	\$18,000
Total (15 Units)	15	\$23,300/mo	\$279,600/yr

LOCATION — Situated along the Indian River Lagoon in Martin County's Treasure Coast, offering waterfront views, walkability to historic downtown Jensen Beach, and proximity to boat docks, marinas, waterfront parks, and Hutchinson Island beaches.

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