

EXCLUSIVE OFFERING

1450-1470 SW 2ND AVENUE

Dania Beach FL 33004



PROPERTY SUMMARY

The 1450 and 1470 SW 2nd Avenue duplexes are located in Dania Beach, several blocks west of US-1 and just north of Sheridan Street. Each building has a two-bedroom apartment at around 1,000 SF and a three-bedroom apartment with about 1,146 SF. The property was developed in 1980 and is built with concrete block construction. The units have central air conditioning & heat, individual hot water heaters and several units have washer and dryers in the units. The tenants are responsible for the electricity and owners pay for water/sewer. The trash removal is included in the property taxes.

The property is in an excellent location in Dania Beach which is located in Southeast Broward County. 1450 & 1470 SW 2nd Avenue is a block west of US-1 and east of the Oakwood Plaza which is made up of 900,000 SF of retail space and includes Home Depot, BJ, Dick's, Dave & Busters, Marshalls, and many more stores and restaurants. Just north of the Oakwood Plaza is Dania Point, a newly developed open-air mixed-use lifestyle center with 750,000 SF of retail space, 950 hotel rooms, Office Space

and entertainment areas. Dania Beach is also just south of the Fort Lauderdale/Hollywood International Airport and Port Everglades, which are two of the largest employment centers in Broward County.

The subject property has ample off-street parking for the apartments, private fenced yard and ample green space. The units are currently rented below market, and an investor has the opportunity to increase the rental income by bringing the rents up to market.



OFFERING SUMMARY

Price: **\$1,200,000**

Assessor's Parcel Number(s): 51 42 03 10 2860 & 2861

Price Per Unit: \$300,000

Price Per Square Feet: \$279.59

Cap Rate: 5.32%

SITE DESCRIPTION

No. of Units: **4**

No. of Buildings: **2**

No. of Stories: **1**

Year Built: **1980**

Rentable Square Footage: **4,292 SF**

Lot Size: **.36 Acres**

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INVESTMENT HIGHLIGHTS

- Excellent Dania Beach location near US-1
- Close to major employment centers
- Near shopping, restaurants and entertainment
- Attractive unit mix of 2 & 3-bedroom apartments
- Central air-conditioning & heat
- Select units have washer and dryers



LEAD AGENTS

FELIPE J. ECHARTE

Senior Managing Director Investments

954.245.3444

Felipe.Echarte@MarcusMillichap.com

License: FL SL696115

EVAN P. KRISTOL

Executive Managing Director Investments

954.245.3459

Evan.Kristol@MarcusMillichap.com

License: FL SL640466

AUSTIN M. MICHELS

Associate Director Investments

954.245.3439

Austin.Michels@MarcusMillichap.com

License: FL SL3510497