

MULTIFAMILY ASSEMBLAGE

FOR SALE

735 & 745 NE 5TH AVE

Fort Lauderdale, FL 33304

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For Sale By

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PROPERTY DESCRIPTION

This 15-unit multifamily assemblage is located in Fort Lauderdale's hottest emerging market, Flagler Village. The property features twelve 1-bedroom/1-bathroom units and three 2-bedroom/1-bathroom units, making it well-suited for consistent rental demand from individuals, couples, and small households.

The assemblage sits a few blocks from Las Olas Blvd, Downtown Fort Lauderdale and is surrounded by new restaurants, shopping, and lifestyle amenities. Demand for Flagler Village continues to outpace supply, with new development and renovations taking place throughout the surrounding areas, including two projects each exceeding \$1 billion within a few blocks of the subject property. This activity is helping to drive both tenant interest and long-term value in the area.

With stable occupancy and well-proportioned units, the assemblage offers immediate cash flow with room to improve operations or redevelop over time. It's a straightforward opportunity in a central location, ideal for investors looking to build or expand a footprint in Fort Lauderdale's core rental market. The underlying zoning allows for high density multifamily and mixed use redevelopment, making this a covered land play.



PROPERTY HIGHLIGHTS

- 15 Total Units: Mix of 12 one-bedroom and 3 two-bedroom apartments across two nearby parcels.
- Central Location: Minutes from Flagler Village, downtown Fort Lauderdale, and major transit routes.
- Income-Producing with Upside: Well-maintained with stable occupancy and potential for future improvements.

OFFERING SUMMARY

Sale Price:	\$4,644,787.5
Lot Size:	20,251 SF
Building Size:	8,089 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	70,443	132,995	230,922
Total Population	148,214	307,424	548,551
Average HH Income	\$111,620	\$97,237	\$92,510















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