

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap, as exclusive listing agents, are pleased to offer for sale Victoria Park Village, 16-unit apartment complex located in Fort Lauderdale, Florida.

SUBJECT PROPERTY

Victoria Park Village consists of three, two-story apartment buildings totaling 16 units, which were completely renovated from 2016 - 2018. The property was originally constructed in 1953 of concrete block and stucco with 11,926 square feet and a 20,250 square foot lot according to the Broward County Property Appraiser.

Victoria Park Village is comprised of all two-bedroom | two-bathroom units measuring approximately 745 square feet. Units have a contemporary Italian design featuring custom cabinets, quartz counter tops, stackable washer/dryers, stainless-steel refrigerators, microwave ovens and dishwashers. Bathrooms feature low-flow toilets, custom vanities, and frameless glass showers with oversized shower heads. Additionally, the buildings are fitted with Eco impact windows and Eco-Smart tankless water heaters, as well as a mix of central and mini-split air conditioning units. The common area features electronic gated-access and open courtyard.

LOCATION

Victoria Park Village is located just south of Sunrise Boulevard along Northeast 15th Avenue in the Victoria Park neighborhood, near Holiday Park, the Jimmy Evert Tennis Center and the Fort Lauderdale War Memorial. The neighborhood consists primarily of single-family homes, condominiums and town homes, as well as older-vintage multifamily properties. The area has experienced approximately 8.7% population growth since 2010 and has an average household income of \$123,370 within one mile according to Experian. Victoria Park Village is just a short drive to a vast array of employment centers and a variety of shopping, dining and entertainment attractions located in Downtown Fort Lauderdale, Las Olas Boulevard and Fort Lauderdale Beach. Additionally, there are many points of interest within walking distance from the property such as Publix Supermarket at Sunrise Boulevard (0.2 miles), Walgreens Pharmacy (0.2 miles), Dunkin' (0.2 Miles), Talkin' Tacos (0.2 miles), Holiday Park (0.3 miles), Truist Bank (0.4 miles), Bank of America (0.5 miles), Gateway Shopping Center (0.6 miles) and Fresh Market (1 mile).

Nearby educational facilities include Saint Anthony's Catholic School (1 mile), Virginia S. Young Elementary (1 mile), Sunrise Middle School (1 mile), Bayview Elementary School (1.3 miles), Fort Lauderdale High School (1.7 miles), and Harbordale Elementary School (3.2 miles).

SUMMARY

Victoria Park Village is offered for sale at \$4,560,000 or \$285,000 per unit.



**16
UNITS**



**1953
YEAR BUILT**



**11,926
SQUARE FEET**



**ON-SITE
LAUNDRY**



**\$123,370
AHI
(1 MILE)**



**8.70%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING

Property Name Victoria Park Village

Property Address 912-918 Northeast 15th Avenue,
Fort Lauderdale, FL 33304

Assessor's Parcel # 4942-34-05-8040

Zoning RMM-25

SITE DESCRIPTION

Number of Units 16

Number of Buildings 3

Number of Stories 2

Year Built 1953

Gross Leasable Area 11,926 Square Feet (*BCPA)

Lot Size 20,250 Square Feet (*BCPA)

Type of Ownership Fee Simple

UTILITIES

Water (Sewer) City of Fort Lauderdale - Paid by Owner

Electric FPL - Paid by Tenant

CONSTRUCTION

Framing Concrete Block

Exterior Painted Stucco

Parking Surface Paved Asphalt

Roof Barrel Tile

MECHANICAL

HVAC Central Air Conditioning

Fire Protection Smoke Detectors & Fire Extinguishers

*Broward County Property Appraiser

