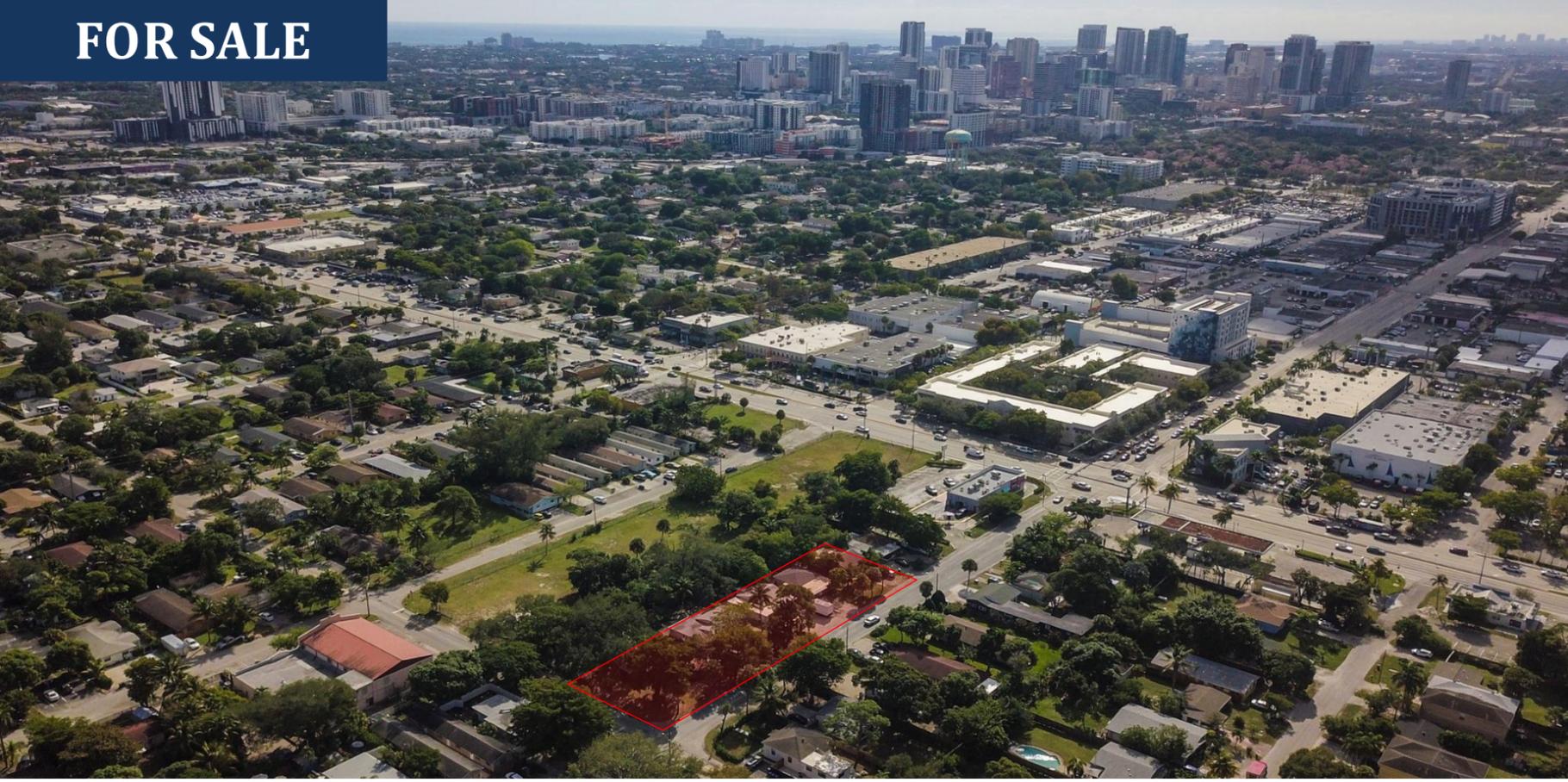


FOR SALE



1026-1044 NW 7th Ave, Fort Lauderdale

Hertz Realty Group presents a rare chance to acquire five contiguous residential properties less than a mile from the CBD, spanning approximately 0.93 acres in the Central City CRA. All tenants are on month-to-month leases, allowing flexibility to redevelop, remodel, or assemble for a larger development project. Future land use is designated for significantly higher density (CC-CMU).

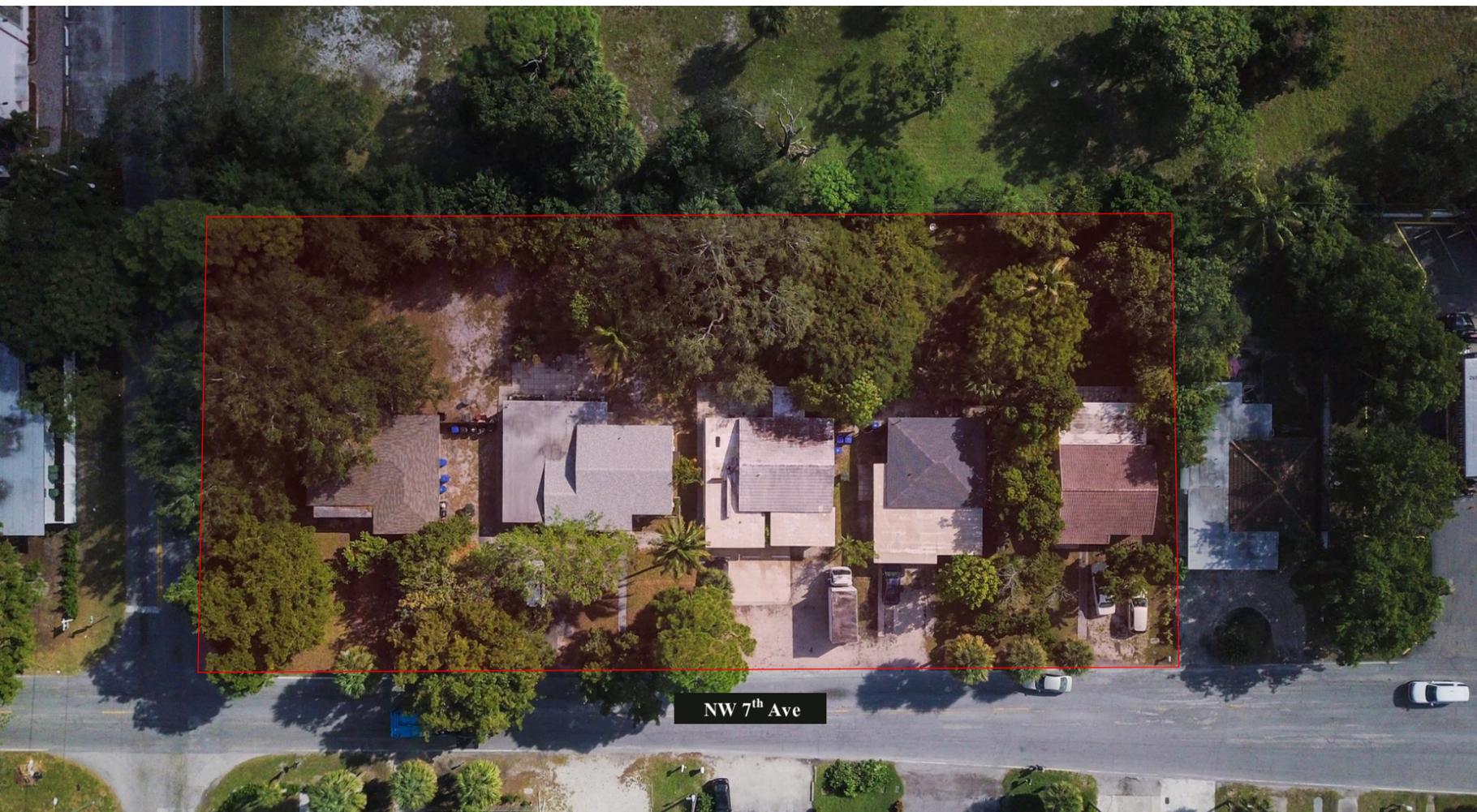
PROPERTY HIGHLIGHTS

- ±.93 acres
- Five residential income producing rentals
- Majority of tenants have occupied the properties for +1yr
- Management office onsite
- Redevelopment & rezoning potential

PROPERTY SPECS

Property Addresses :	1026,1030,1034,1038, & 1044 NW 7 th Ave
Total Land Size:	40,533 SF – .93 Acres
Current Building Size(s):	6,024 SF Total
County:	Broward County
Current Zoning:	RD-15 (Pending Zoning Change)
Millage:	0312

INQUIRE FOR PRICING



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