

INVESTMENT OVERVIEW

809-813 Northwest 7th Street is an 8-unit apartment complex, consisting of two single-story buildings constructed in 1959 of concrete block and stucco with shingle roofs. The unit mix consists of (8) two-bedroom/one-bathroom units. The building contains 4,874 square feet and is situated on a 0.33-acre lot. All units have been renovated by current ownership and feature either vinyl wood-plank or ceramic tile flooring, with new kitchens and bathrooms, stainless steel appliances, and window/wall air conditioning units.

Located in the heart of Hallandale Beach, Florida, proximate to Pembroke Road, Dixie Highway, Federal Highway (US-1), and Interstate 95. The portfolio's central location provides residents with convenient access to OB Johnson Park, Hallandale High School, McNicol Middle School, and numerous retail, dining, and recreational destinations. The area has experienced steady population growth, driven by its proximity to employment centers and coastal amenities.

Nearby points of interest include OB Johnson Park and Tennis Courts (0.1 miles), Dunkin' (0.8 miles), Padel Life & Soccer (0.9 miles), The Big Easy Casino (1.4 miles), Atlantic Village (1.4 miles), Hallandale Beach YMCA Family Center (1.8 miles), Publix Super Market at Hallandale Place (2.0 miles), Hallandale Shopping Center (2.1 miles), Diplomat Mall Shopping Center (2.1 miles), Gulfstream Park Racing & Casino (2.2 miles), Starbucks (2.3 miles), HCA Florida Aventura Hospital (2.3 miles), Aventura Commons (2.4 miles), Orangebrook Golf & Country Club (2.5 miles), Joe DiMaggio Children's Hospital & Memorial Regional Hospital (3.1 miles), and Fort Lauderdale-Hollywood International Airport (7.5 miles).

Nearby educational facilities include Hallandale High School (0.5 miles), McNicol Middle School (0.7 miles), and Colbert Elementary School (0.9 miles).

829-837 Northwest 10th Street is being offered for sale at \$1,440,000 or \$180,000 per unit



**8
UNITS**



**1959
YEAR BUILT**



**4,874
SQUARE FEET**



**NEW ROOFS
2021**

INVESTMENT SUMMARY

THE OFFERING

Property Address	809-813 Northwest 7th Street, Hallandale Beach, FL 33009
Assessor's Parcel #	5142-21-02-0340 (809 Northwest 7th Street) 5142-21-02-0350 (813 Northwest 7th Street)
Zoning	RD-12

SITE DESCRIPTION

Number of Units	8
Number of Buildings	2
Number of Stories	1
Year Built	1959
Gross Leasable Area	4,874 Square Feet (*BCPA)
Lot Size	14,538 Square Feet (*BCPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of Hallandale Beach - Paid by Tenant
Electric	FPL - Paid by Tenant

CONSTRUCTION

Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Shingle

MECHANICAL

HVAC	Window Air Conditioning Units
Fire Protection	Smoke Detectors & Fire Extinguishers

*Broward County Property Appraiser

