

EXCLUSIVE OFFERING

HEMINGWAY AT LAKE RIDGE

1030 N. VICTORIA ROAD / FORT LAUDERDALE, FL 33304



PROPERTY SUMMARY

Marcus & Millichap, as exclusive listing agent, is excited to bring to market Hemingway at Lake Ridge, a 13-unit apartment building located in the Lake Ridge submarket of Fort Lauderdale, Florida. Lake Ridge is a quiet and highly desirable neighborhood just north of Sunrise Boulevard and adjacent to Victoria Park. The property offers a fully gated community with renovated interiors featuring modern kitchens with black and stainless-steel appliances, solid wood cabinets, granite countertops, ceiling fans, central, mini-split and wall-unit air conditioning, glass showers, ceiling fans, and stylish vinyl wood flooring. Residents benefit from two on-site laundry facilities, assigned parking, and a large, landscaped courtyard with mosaic-tiled picnic tables. Originally built in 1966 and updated in recent years with new water and waste lines and interior electric panels, the building combines comfort and convenience in one of Fort Lauderdale's most accessible areas, boasting a walkable environment and proximity to major attractions. Select apartments include stackable washer and dryer, walk-in closets, and built-in microwaves.

The location is ideal for those who value convenience. Being just north of Sunrise Boulevard places residents within walking distance or a short drive of numerous retail shops, restaurants, and cafes. From casual dining to upscale eateries, the area offers a vibrant culinary scene, along with boutique shopping and everyday essentials. Entertainment options are abundant, with Las Olas Boulevard's galleries and nightlife, The Galleria Mall's upscale retail, and Coral Ridge Mall's mix of stores and an AMC theater all nearby. Beach Place on Fort Lauderdale Beach adds an open-air shopping and dining experience with live music and ocean views.

Families will appreciate the proximity to well-regarded schools, including Bennett Elementary School, Sunrise Middle School, and Fort Lauderdale High School, all located within a

short distance of the property. These schools provide strong academic programs and convenient access for residents with children.

Healthcare access is another advantage, with Broward Health Medical Center only 1.5 miles away, Holy Cross Health about 4.6 miles away, and other facilities such as Florida Medical Center and UHealth Fort Lauderdale within easy reach. Outdoor enthusiasts will appreciate proximity to Holiday Park and Hugh Taylor Birch State Park, offering sports fields, trails, and beach access. Downtown Fort Lauderdale and the arts district are also close, providing cultural venues like the Broward Center for Performing Arts and the Museum of Discovery and Science.

Transportation is seamless, as the property is just minutes from Interstate 95, ensuring quick connectivity to Miami, Palm Beach, and the greater South Florida region. This makes commuting and travel exceptionally convenient for professionals and frequent travelers.

Demographically, the surrounding area attracts professionals and families, with a median age of 42 and a median household income of approximately \$100,000. Nearly 90 percent of the workforce is employed in white-collar roles, and the real estate market remains strong, characterized by rising property values and high rental demand.

People choose Lakeridge for its unbeatable location, walkable streets, and vibrant community atmosphere. With close proximity to downtown, beaches, cultural venues, and major highways, residents enjoy a balanced lifestyle of convenience and leisure. Architectural diversity, nearby active neighborhood associations, and a safe, family-friendly environment further enhance its appeal. For investors, the combination of strong rental yields and property appreciation trends makes this area a smart choice for long-term growth.

OFFERING SUMMARY

Price: **\$2,850,000**

Assessor's Parcel Number(s): 49-42-34-04-4940

Price Per Unit: \$219.231

Price Per Square Feet: \$471.54

Cap Rate: 5.60%

SITE DESCRIPTION

No. of Units: **13**

No. of Buildings: **2**

No. of Stories: **1**

Year Built: **1995**

Rentable Square Footage: **6,044 SF**

Lot Size: **.31 Acres**



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INVESTMENT HIGHLIGHTS

- Excellent Fort Lauderdale location in Lake Ridge Submarket
- Close proximity to Downtown Fort Lauderdale and the Beach
- Numerous Apartments Renovated with New Kitchens Wood Cabinets and Granite Countertops
- Excellent Value Add Investment with Upside in Management
- Future Redevelopment Opportunity

PROPERTY HIGHLIGHTS

- Fully Gated Property with Large Private Courtyard
- New Water and Waste Lines and Interior Electric Panels
- Two Onsite Laundry Rooms
- Stackable Washer/Dryer in Select Apartments
- Ceiling Fans and Walk-In Closets in Select Apartments
- Situated on a Quite Cul-de-sac



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