



**FORSALE | Asking \$1,850,000**

1123 – 1125 A NE 14<sup>th</sup> Ave, #1 - 3  
Fort Lauderdale, FL, 33304

• TRIPLEX



OFFERING MEMORANDUM



## DISCLOSURE



**Paulina Kucharska, CCIM**

Principal

718.593.9631

Paulina@pkcre.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by PK & CO, Inc in compliance with all applicable fair housing and equal opportunity laws.

# EXECUTIVE SUMMARY — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14<sup>TH</sup> Ave, #1-3, FORT LAUDERDALE, FL, 33304



**We are pleased to present** the opportunity to acquire 1123 -1125A NE 14th Avenue, # 1-3, a rare, turnkey multifamily investment located in one of Fort Lauderdale’s most sought-after residential corridors. Securely enclosed within a private, fenced setting, the property features a highly desirable configuration of two separate structures: a duplex with two adjacent units and an independent standalone unit, providing operational flexibility and multiple income strategies.

The asset is well suited for short-term rentals, executive and corporate housing, or specialized demand segments such as traveling professionals, allowing ownership to diversify revenue streams while maximizing occupancy and yield. The flexible layout supports both stabilized income and more aggressive revenue optimization strategies.

Located in a high-demand rental market with strong and consistent demand drivers, 1123 NE 14th Avenue offers a compelling combination of privacy, adaptability, and immediate income potential. This is an attractive opportunity for investors seeking a high-performing multifamily asset with built-in versatility and long-term upside in a prime Fort Lauderdale location.

PRICING	<b>OFFERING PRICE</b>	\$1,850,000
	<b>PPSF</b>	\$543.48
PROPERTY DETAILS	<b>ADDRESS</b>	1123 – 1125A NE 14 <sup>th</sup> Ave, #1-3, Fort Lauderdale, FL 33304
	<b>PARCEL #</b>	494234042950
	<b>TOTAL BUILDING SF</b>	3,404sf   +/- 2,904 LIVING AREA
	<b>LAND AC</b>	± 10,114 SF   02322 AC
	<b>PROPERTY TYPE</b>	RESIDENTIAL   TRIPLEX
	<b>ZONING</b>	RM-15
	<b>YEAR BUILT   RENOVATED</b>	1952

DETAILS	<b>Roof / Structure</b>	FLAT   2020   PVC
	<b>WINDOWS</b>	HURRICANE – IMPACT RATED WINDOWS
	<b>WATER</b>	PUBLIC
	<b>PLUMBING</b>	Inside Home: Copper   Water Supply : Copper   Waste: PVC , Cast Iron
	<b>POOL</b>	Salt   Heated   Solar Power   Pump 05/2024
OPEX	<b>TAXES</b>	\$22,464.00
	<b>INSURANCE</b>	\$19,015.92
	<b>LANDSCAPING</b>	\$5,410.50
	<b>POOL</b>	\$3,660
	<b>MAINTENANCE</b>	\$1,700.27

INFORMATION		<b>Apt 1</b>	<b>Apt 2</b>	<b>Apt 3</b>
	<b>Living Area SF</b>	626 SF	1504 SF	775 F
	<b>Beds / Baths</b>	1B \ 1B	3B \ 2B	2B \ 1B
	<b>AC Age</b>	2017	2022	2024
	<b>Water Boiler</b>	30g / 2018	38g / 2013	30g / 2012

The premises include two separate laundry rooms and three on-site storage closets, enhancing operational efficiency and tenant convenience.



## INVESTMENT HIGHLIGHTS — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14<sup>TH</sup> Ave, #1-3, FORT LAUDERDALE, FL , 33304

### HIGHLIGHTS

- Prime infill Fort Lauderdale location with immediate access to Las Olas Boulevard, downtown Fort Lauderdale, the beach, Galleria Mall, dining, retail, and major employment hubs.
- Exceptional proximity metrics: located just under two miles from Fort Lauderdale Beach and approximately five miles from Fort Lauderdale–Hollywood International Airport, supporting strong year-round rental demand.
- Short-term rental use already established and approved: the property has a proven operating history as a short-term rental/Airbnb, eliminating entitlement risk and allowing immediate continuation of STR operations (subject to standard licensing and compliance).
- Flexible income profile supporting short-term rentals, furnished mid-term housing, or traditional long-term tenancy, allowing ownership to optimize returns based on market conditions.
- Strong corporate and workforce housing use case, ideal for traveling nurses, airline and aviation personnel, relocation housing, consultants, and project-based professionals seeking centrally located, furnished accommodations near FLL.
- Fort Lauderdale benefits from diversified demand drivers including tourism, healthcare, aviation, professional services, and lifestyle migration, supporting resilient occupancy across short-, mid-, and long-term rental strategies.
- Triplex configuration provides operational flexibility, enabling a blended rental strategy, full STR deployment, or mixed-use execution tailored to investor objectives.
- Desirable tenant and guest appeal driven by centrality, accessibility, and proximity to lifestyle amenities, supporting premium furnished rents and reduced vacancy.
- Scalable, turnkey potential with opportunity to enhance cash flow through professional management, optimized pricing strategy, and operational efficiencies.
- Multiple exit strategies including long-term hold for cash flow, continued STR operation with documented income history, or sale as a stabilized, income-producing asset in a core Fort Lauderdale submarket.







ADDITIONAL PHOTOS — — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14<sup>TH</sup> Ave, APT # 1, FORT LAUDERDALE, FL , 33304



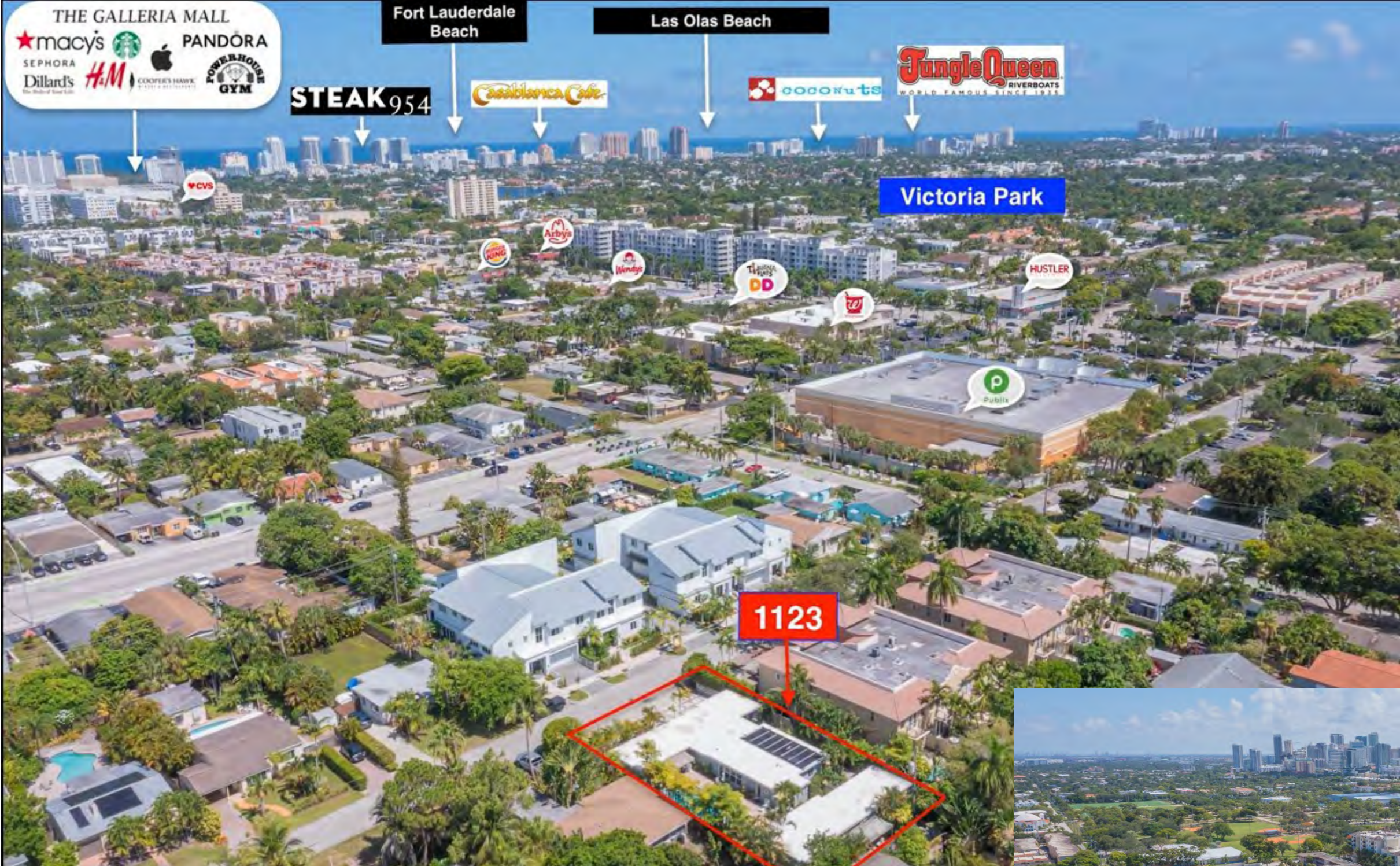
ADDITIONAL PHOTOS — — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14<sup>TH</sup> Ave, #2, FORT LAUDERDALE, FL , 33304



ADDITIONAL PHOTOS — — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14<sup>TH</sup> Ave, #3, FORT LAUDERDALE, FL , 33304



ADDITIONAL PHOTOS — — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14<sup>TH</sup> Ave, #1-3, FORT LAUDERDALE, FL , 33304



# DEMOGRAPHICS — — FOR SALE | TRIPLEX ; 1123 – 1125A NE 14<sup>TH</sup> Ave, #1-3, FORT LAUDERDALE, FL, 33304

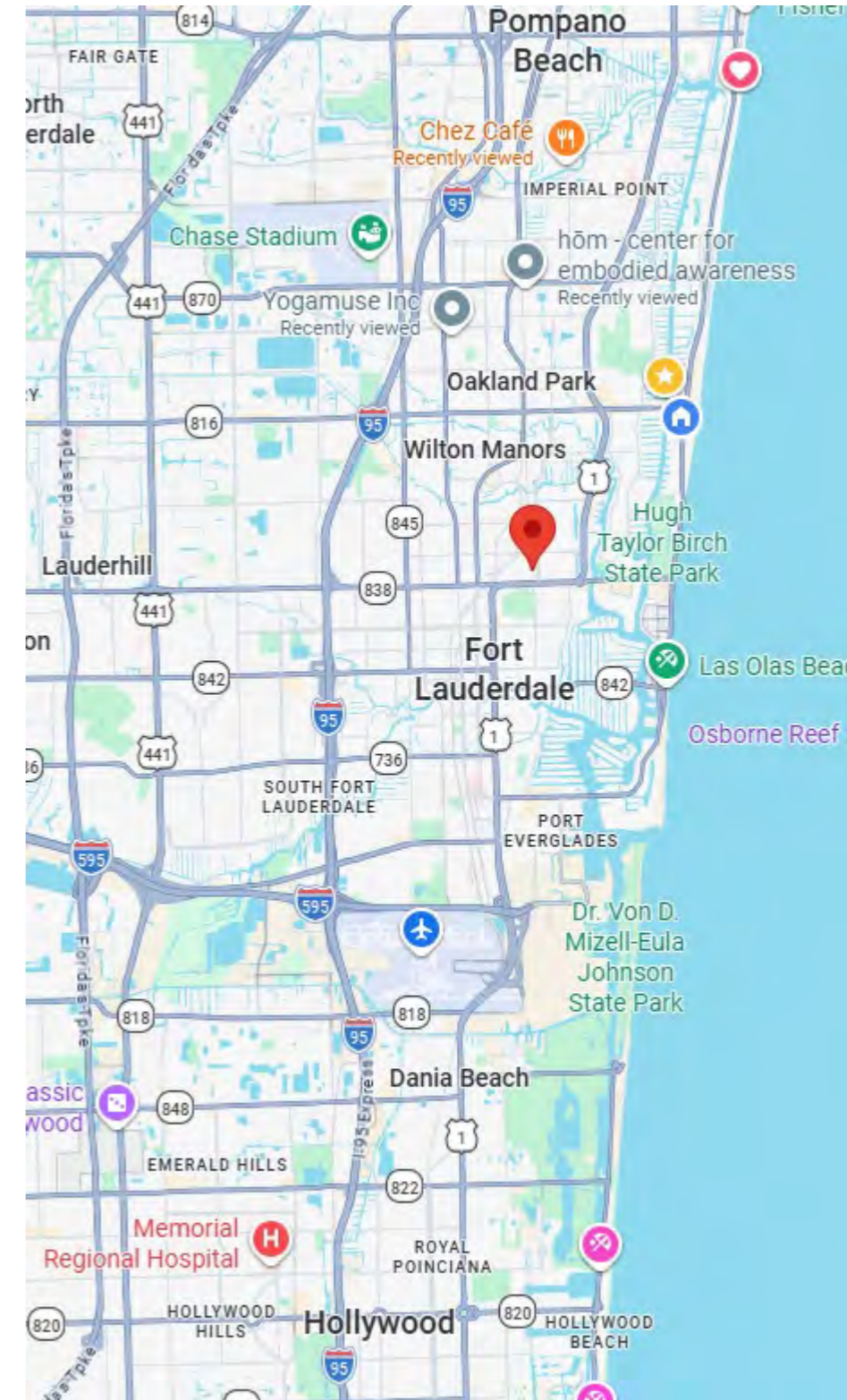
POPULATION	1 MILES	5 MILES	10 MILES	
	2024 TOTAL POPULATION	21,301	311,680	1,053,491
	2029 PROJECTED POPULATION	21,363	315,601	1,058,990
	ANNUAL POPULATION GROWTH	.5%	1.90%	.80%
	MEDIAN AGE	42	43.8	42.6

HOUSEHOLDS	1 MILES	5 MILES	10 MILES	
	2024 TOTAL HOUSEHOLDS	11,513	138,183	434,628
	2029 PROJECTED HOUSEHOLDS	11,510	140,052	436,701
	ANNUAL HOUSEHOLD GROWTH	0.3%	1.3%	0.7%
	MEDIAN HOUSEHOLD INCOME	\$74,967	\$67,142	\$60,228
	AVERAGE HOUSEHOLD INCOME	\$104,974	\$96,730	\$84,761
	AVERAGE HOUSEHOLD SIZE	1.8	2.2	2.3
	AVERAGE HOUSEHOLD VEHICLES	1	2	2
	TOTAL CONSUMER SPENDING	\$337.6M	\$4.1B	\$12.1B

EMPLOYMENT	1 MILES	5 MILES	10 MILES	
	TOTAL BUSINESSES	2,149	33,784	83,015
	TOTAL EMPLOYEES	13,253	271,403	625,310





2598 E SUNRISE BLVD, SUITE 2104 ,FORT LAUDERDALE, FL 33304, (954) 605-5237

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*Your Trusted Real Estate Advisors in South Florida*

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**Mission**

At PK, our mission is to be trusted advisors and business partners for small businesses, developers, investors, and general contractors across South Florida. We are committed to understanding the unique challenges our clients face, providing thorough analysis, and delivering actionable insights. Leveraging our deep expertise, extensive professional network, and strong community ties, we connect clients to the right financial, legal, and industry professionals. Our unwavering dedication to earning our clients trust by offering reliable, knowledgeable, and resourceful solutions that drive their success and foster lasting relationships.

**Products & Services**

PK is a premier real estate brokerage serving all of South Florida including, Broward, Palm Beach, Martin, and Port St. Lucie counties. We pride ourselves on being a full service, concierge brokerage, offering a complete suite of services that go far beyond conventional real estate transactions. Our clients benefit from access to a network of vetted general contractors, financial support, engineering services, and more, ensuring a streamlined and seamless real estate experience might be marked by personalized and meticulous client care.

Our team comprises highly qualified professionals with expertise in both commercial and residential real estate. This diverse background enables us to cater to a wide range of clients, from businesses seeking commercial properties to individuals searching for their ideal home. We emphasize tailored consultations, taking the time to understand each client's unique needs, preferences, and investment objectives. Our in-depth property analysis and personalized advice empower our clients to make well informed decisions.

With an unwavering commitment to service excellence and a comprehensive, client focused approach, PK has established itself as a trusted partner for all real estate needs in South Florida. Whether you are buying, selling, buying or investing, our dedicated team and there was a seamless process and optimal results for every real estate endeavor.

Paulina Kucharska, CCIM

paulina@pkcre.com  
718.593.9631

[www.pkcre.com](http://www.pkcre.com)

