

PROPERTY DETAILS

- 20,250 SF (.467 acre site)
- Zoned RMM-25- 25 units per acre
- Luxury townhouse market
- Prime location in East Fort Lauderdale /Victoria Park area
- Potential for residential development of up to 8 units depending on size and setbacks
- Currently consists of 9 rental units generating \$129,000 in potential gross income during planning
- Ideal for small infill development
- Immediate area undergoing upscale gentrification
- Close proximity to downtown, Las Olas Boulevard, Holiday Park and Fort Lauderdale Beach area

ABOUT PROPERTY



PRICE

\$3,000,000



UP TO 8 TOWNHOUSES



AVAILABLE SF

20, 250 square feet/.46 acres



PARKING



LOCATION

SE Fort Lauderdale

For more information:

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



PROPERTY DESCRIPTION

Prime development opportunity in the highly sought-after East Fort Lauderdale area, this property boasts RMM-25 zoning, catering to upscale residential townhouse development. The property comprises approximately 20,250 square feet (.467 acres) which allows for the development of up to 8 townhouse units depending on size and setbacks. With its strategic positioning in the thriving Victoria Park submarket, this property is a compelling prospect for quality developers seeking to capitalize on the area's residential potential.

PROPERTY HIGHLIGHTS

- Zoned RMM-25- 25 units per acre
- Prime location in East Fort Lauderdale /Victoria Park area
- Potential for residential development of up to 8 units depending on size and setbacks
- Currently consists of 9 rental units generating \$129,000 in potential gross income
- Immediate area undergoing massive redevelopment of residential, retail, and office development
- Close proximity to Las Olas area, downtown Fort Lauderdale , the Fort Lauderdale beaches, Holiday Park and multiple shopping and dining venues.

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	20,250 SF

For more information:

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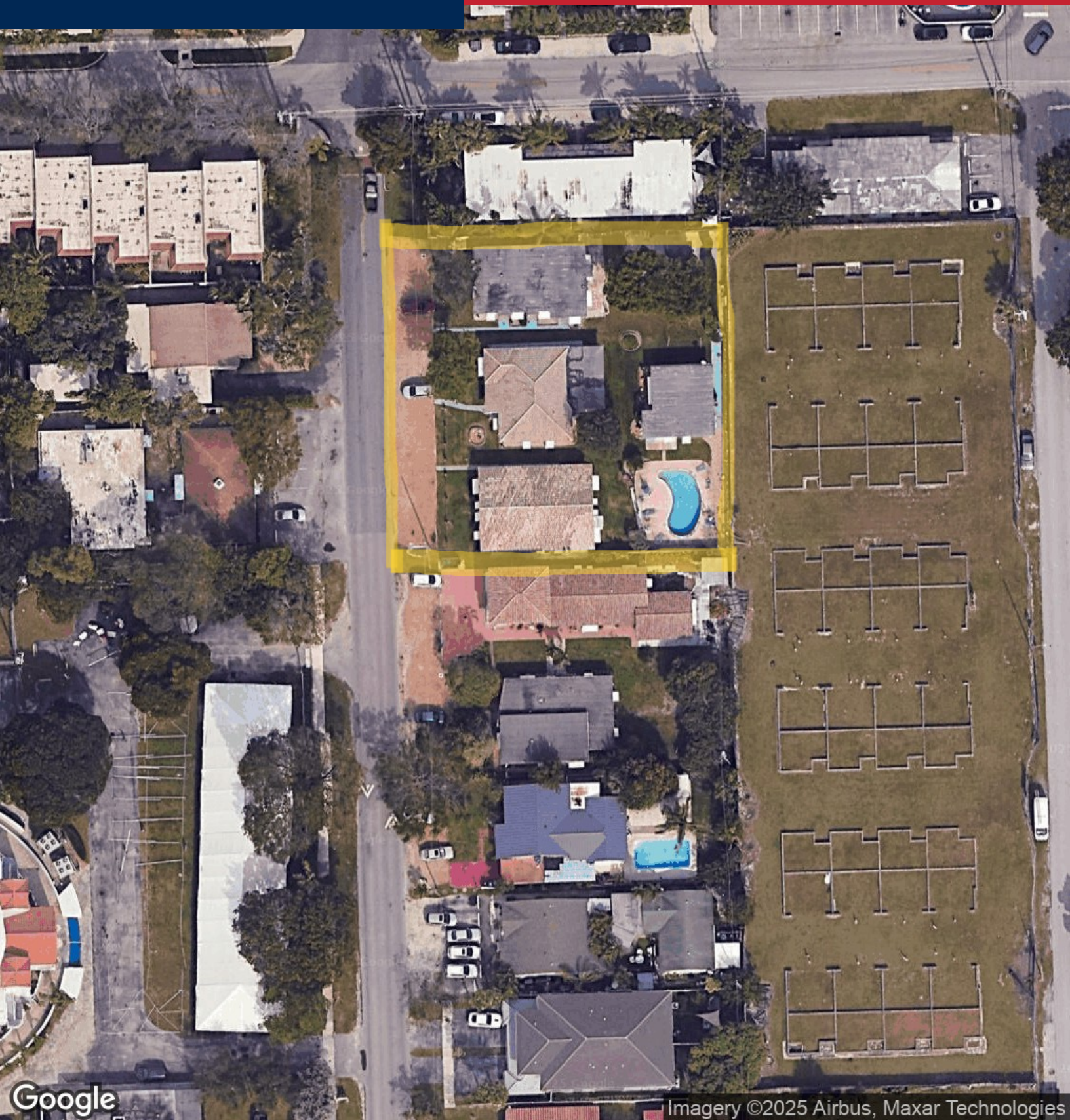
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For more information:

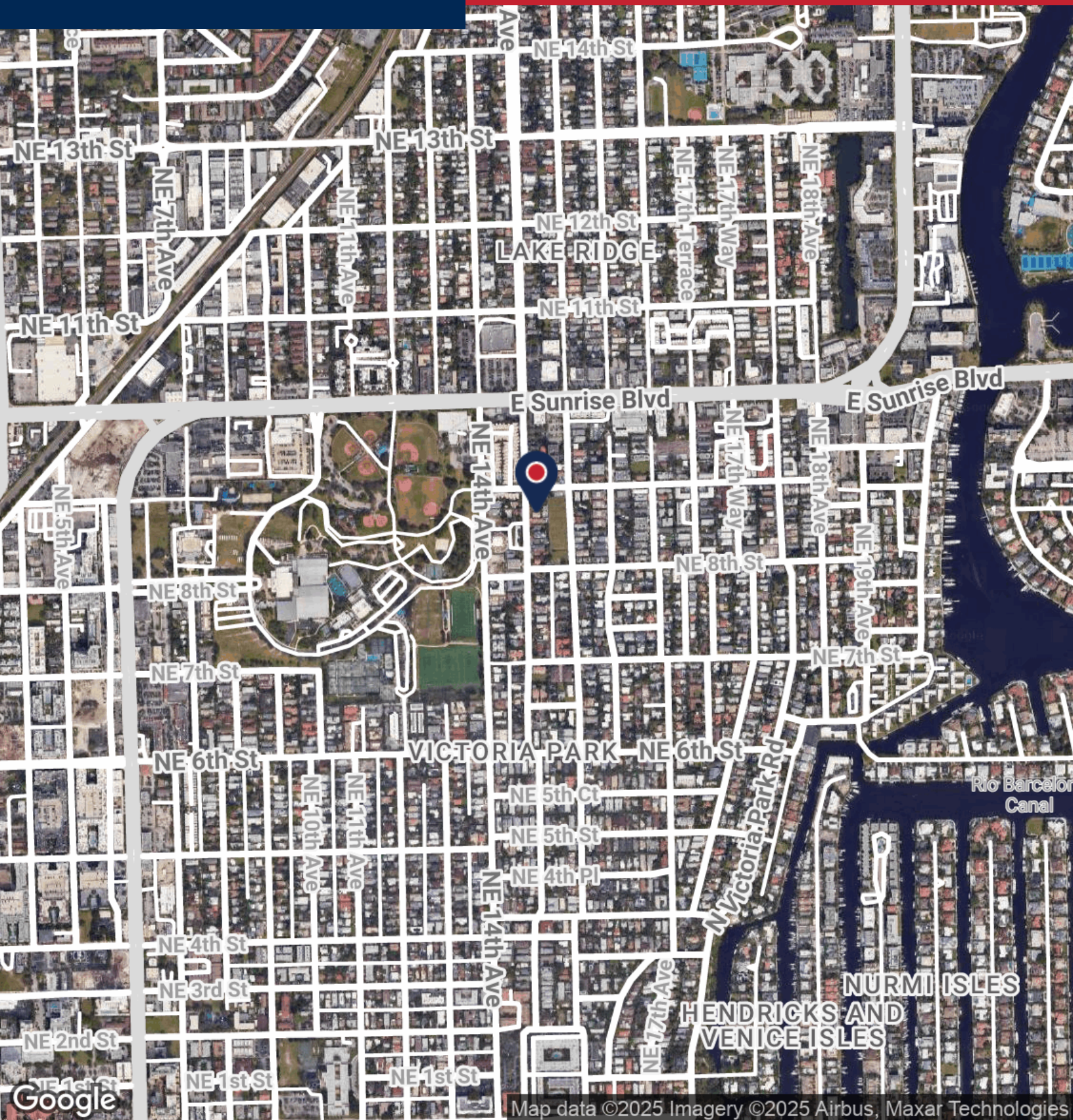
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,739	6,827	24,041
Average Age	44	45	44
Average Age (Male)	44	45	45
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	984	3,846	13,771
# of Persons per HH	1.8	1.8	1.7
Average HH Income	\$103,460	\$114,374	\$125,545
Average House Value	\$800,960	\$693,091	\$749,907

Demographics data derived from AlphaMap

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