

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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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:

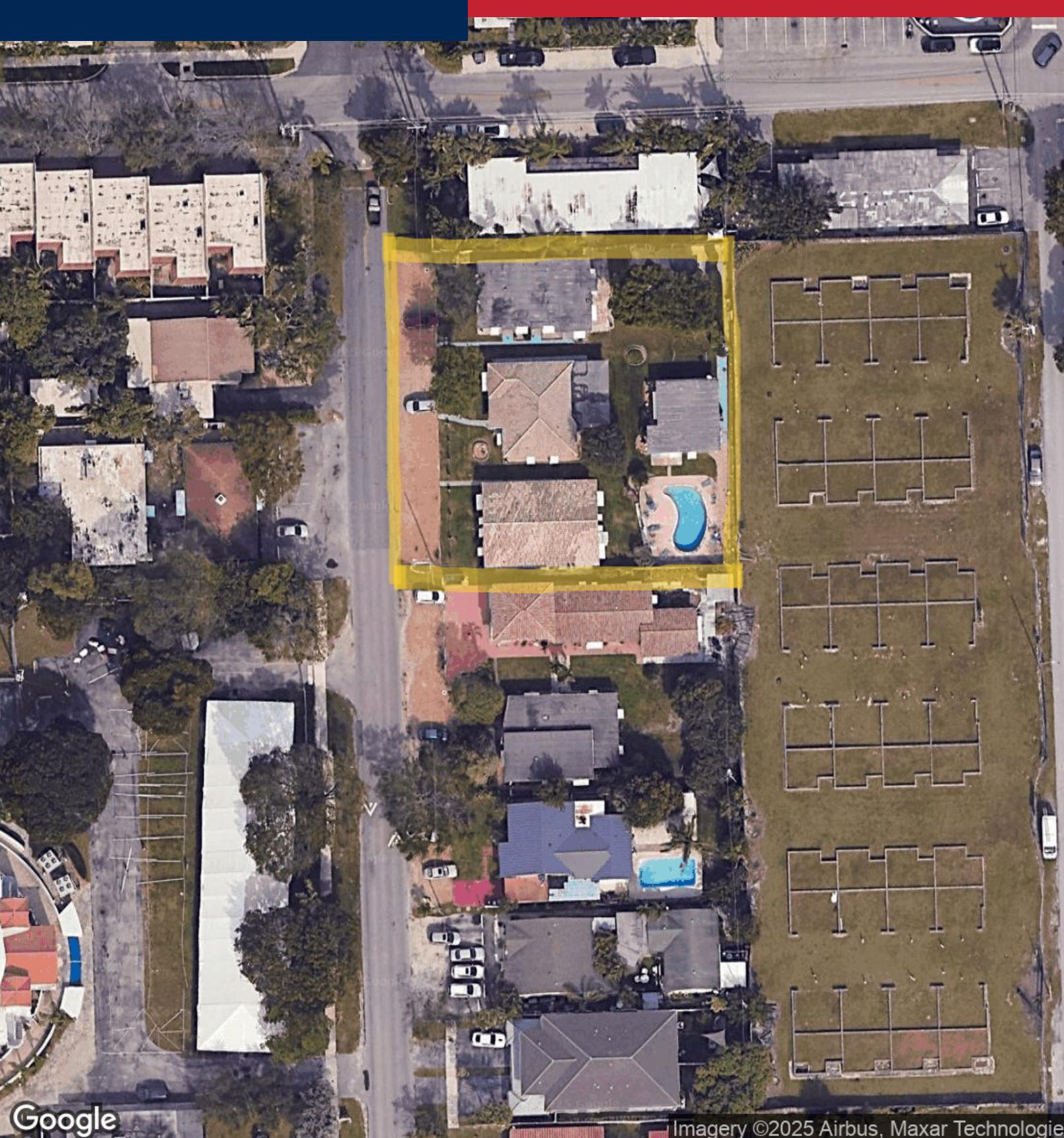
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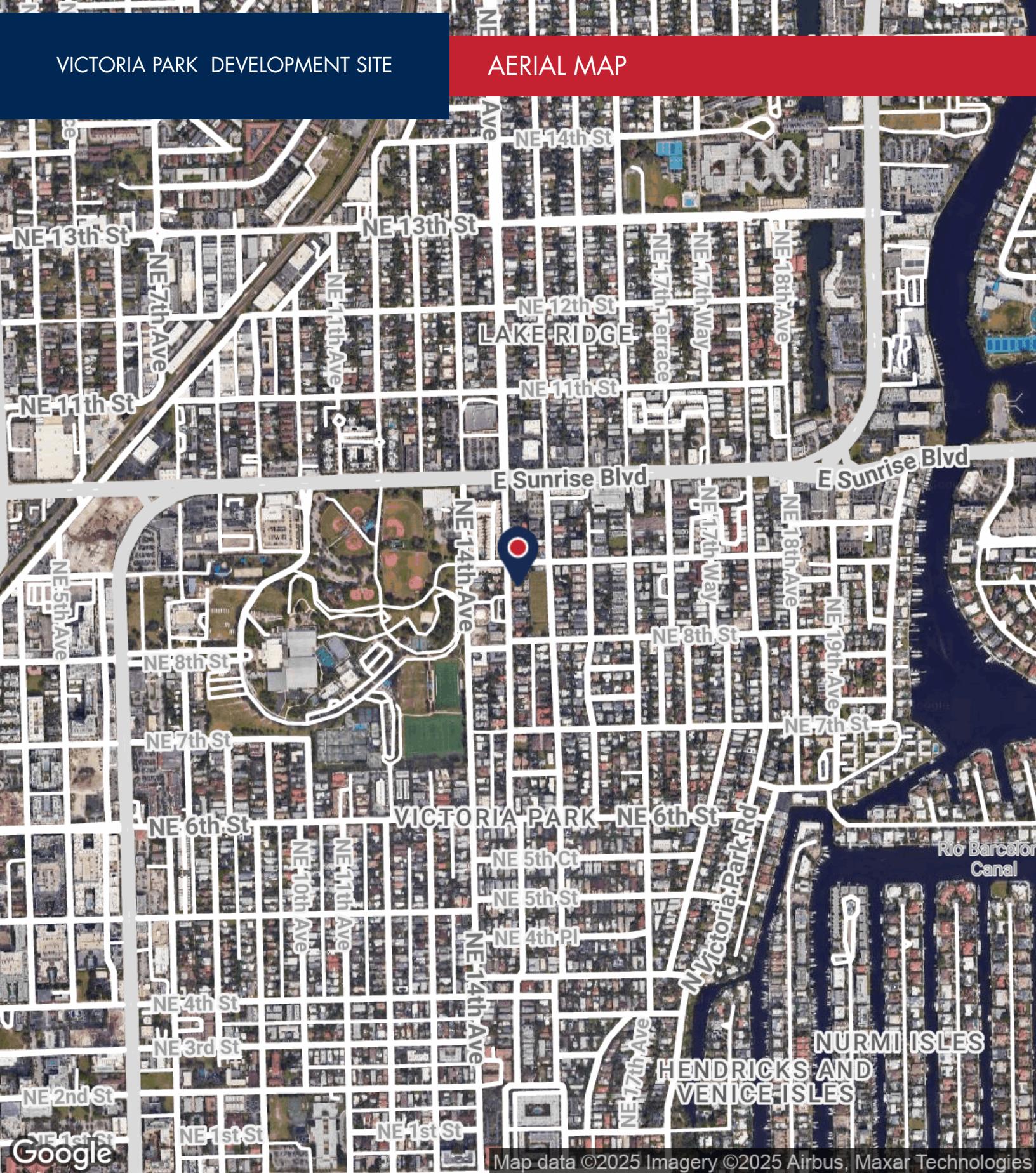
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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

VICTORIA PARK DEVELOPMENT SITE

AERIAL MAP



For more information:

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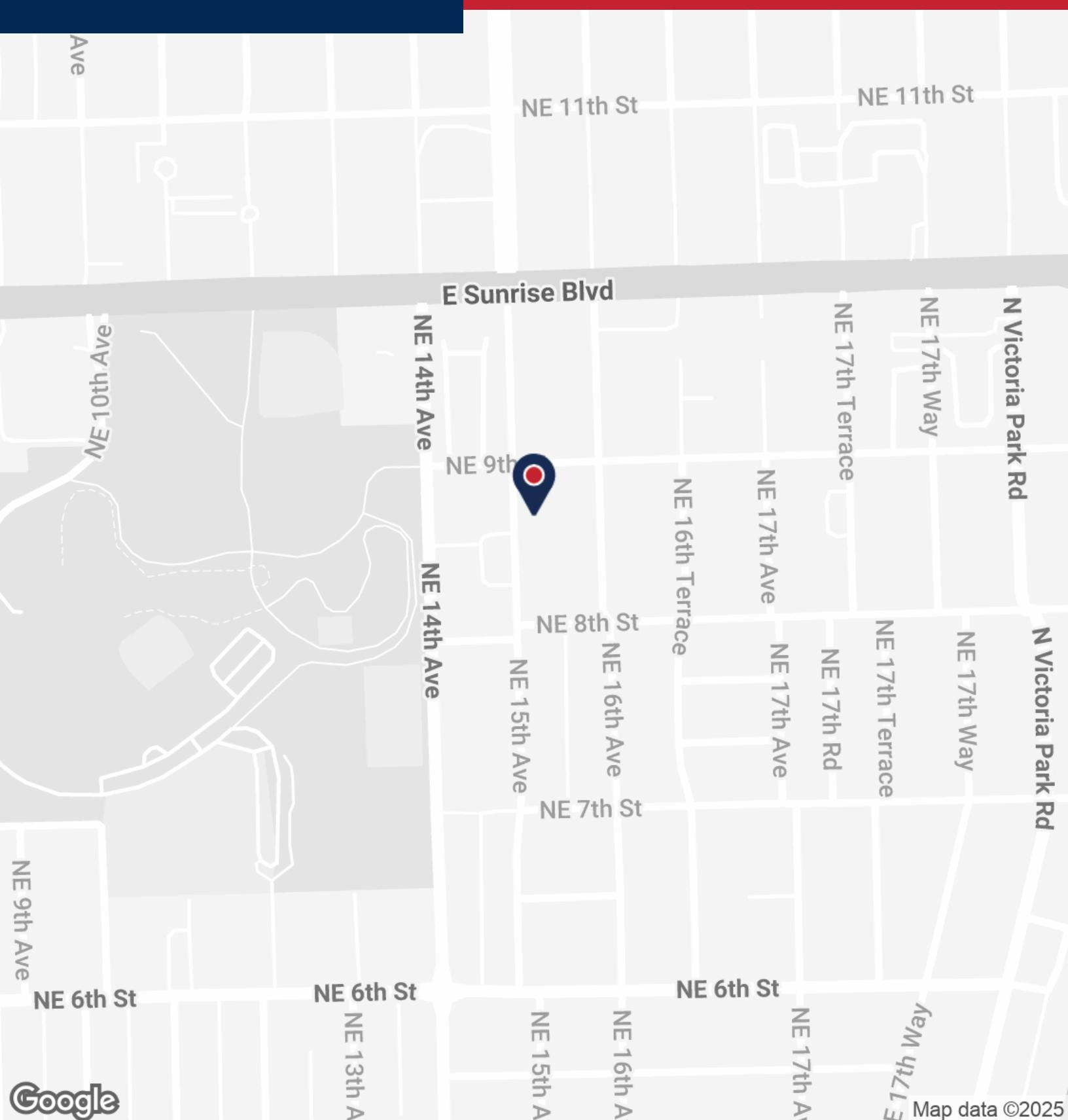
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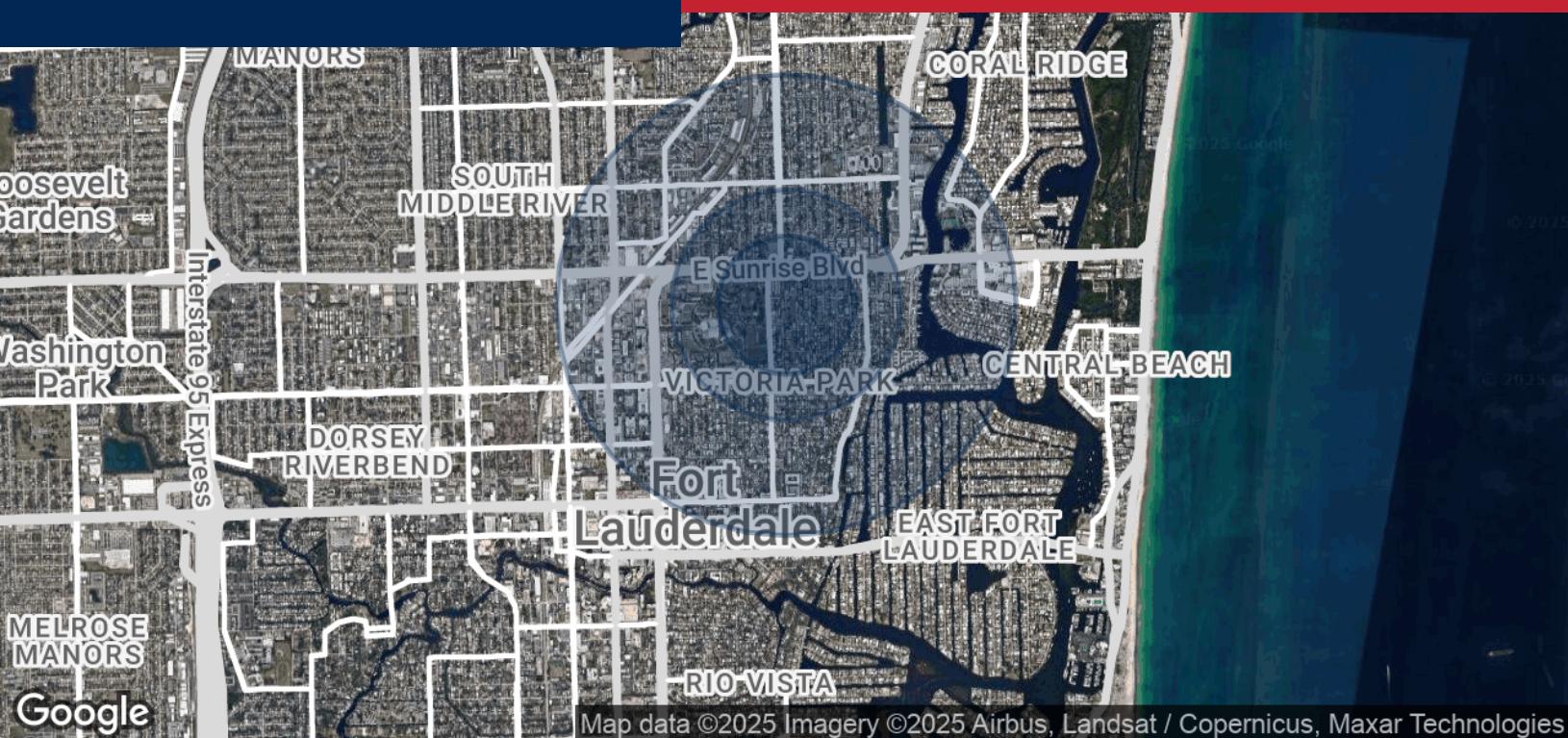


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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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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