



1132 NW 2ND ST, FORT LAUDERDALE, FL 33311

PRIME FOURPLEX INVESTMENT IN FORT LAUDERDALE



SCAN FOR INFO

Elior Levi

C: 954.743.7594

elevi@faustocommercial.com

Arun Mohan

C: 931.319.7072

arunm@faustocommercial.com

VISIT FAUSTOCOMMERCIAL.COM 1761 W FLAGLER ST, MIAMI, 33135



PRICE: \$849,000

Investor's dream in Fort Lauderdale! This well-maintained 4-unit multifamily property features four spacious 2-bedroom, 1-bath apartments, each with separate electric and water meters, so tenants pay all utilities and the landlord enjoys low operating expenses. Units offer bright living areas and functional layouts. Ideally located minutes from Downtown Fort Lauderdale, Las Olas, Brightline, major highways, and just a short drive to Fort Lauderdale Beach, this property sits in a rapidly improving area with strong rental demand. Perfect for buy-and-hold and cash-flow investors. Don't miss out on this opportunity!

Lot Size 7,000 Sq Ft
Building Size ... 2,348 Sq Ft
Year Built ... 1961



Income table with columns: Income, Current, Pro Forma. Rows include Unit 1-4 and Gross Income.

Operating Expenses table with columns: Operating Expenses, Current, Pro Forma. Rows include Real Estate Taxes, Insurance, Total Expenses, NOI, and Cap Rate.