



8-UNIT MULTIFAMILY ASSET

426 NW 14TH AVENUE

FORT LAUDERDALE, FL 33311

FOR SALE

**THE ALPHA
COMMERCIAL**

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



THE LISTING TEAM

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President & Managing Broker

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**THE ALPHA COMMERCIAL ADVISORS® PROUDLY PRESENTS
AN EFFICIENT 8-UNIT MULTIFAMILY ASSET OFFERING
DURABLE IN-PLACE CASH-FLOW + MEANINGFUL UPSIDE
NEAR DOWNTOWN FORT LAUDERDALE....**

This consistently 100%-occupied income property comprises eight market-rate 1-BR/1-BA residences arranged across four duplex-style buildings—an in-demand configuration offering greater privacy via fewer shared walls, and more predictable ongoing capital requirements. The units have been partially improved, with in-unit washers and dryers installed in half, and a clear opportunity to round out improvements to support continued organic rental growth as the area evolves.

In addition to convenient on-site parking, thoughtful features—including individually gated yards for every tenant—create a distinctive living experience within Fort Lauderdale's traditional rental inventory. Positioned in Historic Dorsey-Riverbend near the Sistrunk Corridor, Flagler Village, Brightline, and Downtown Fort Lauderdale, the property offers connectivity to employment, transportation, entertainment, and continued surrounding investment. Priced-to-sell, this is an ideal opportunity to acquire a manageable, durable cash-flowing asset with consistent occupancy, market-rate income, and a straightforward path to additional value.



OFFERING SUMMARY

426 NW 14TH AVENUE FORT LAUDERDALE, FL 33311

Asset Type: Multi-Family

Unit Count: 8

Bldg Area: 3,648 SF

Lot Size: 11,865 SF (0.27 acres)

Parking: 9 spaces

Zoning: RS-8

Opportunity Zone: Yes

Asking Price: \$1,325,000

[Click to View Rent Roll & Due Diligence Folder](#)



INVESTMENT HIGHLIGHTS

- **Durable Market-Rate Cash-Flow:** Consistently 100%-occupied 8-unit multifamily asset with market-rate annual tenants, providing dependable in-place income supported by a proven history of tenant demand.
- **Operationally Efficient Layout:** Four duplex-style buildings support straightforward property operations and more predictable ongoing capital requirements, while adding unique private yards feature for each unit.
- **Embedded Interior Upside:** Partially improved residences—with in-unit washers and dryers already installed in half of the units—provide a clear opportunity to complete and standardize the renovations while supporting continued rental growth.
- **Connected Fort Lauderdale Location:** Historic Dorsey-Riverbend setting near the Sistrunk Corridor, Flagler Village, Brightline, and Downtown Fort Lauderdale, placing residents near major employment, transportation, dining, and entertainment.
- **Compelling Acquisition Basis:** Truly priced to sell, this is a standout opportunity to acquire a manageable multifamily investment with proven income stability, and a clear path to further income growth.



Lot Size: 11,865 SF (0.27 acres)

UNIT MIX

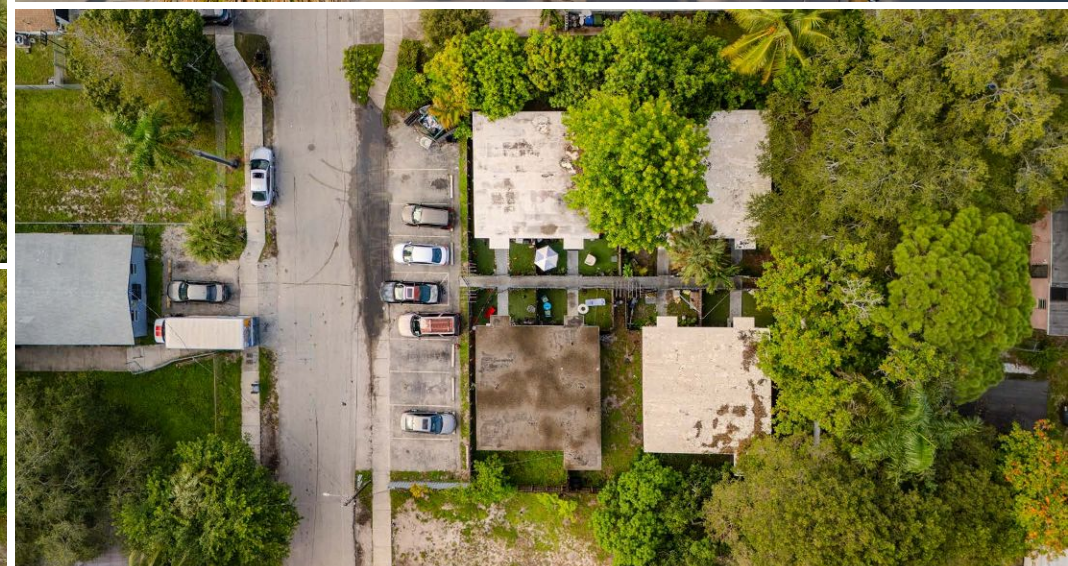
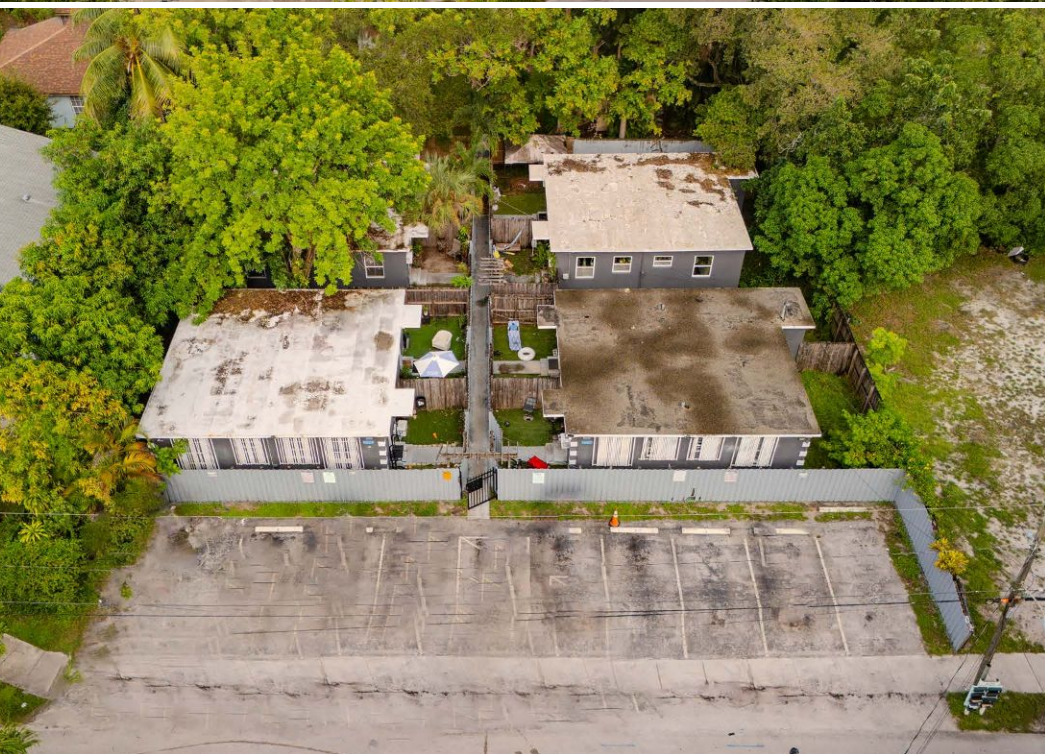
Unit Type	#Units	Unit Size
1 Bed / 1 Bath	8	456 SF
TOTAL:	8	
AVERAGE:		456 SF



NW 14TH AVE



EXTERIOR PHOTOS



INTERIOR PHOTOS



▲ 4.6 MILES
LAS OLAS BEACH

DOWNTOWN FORT LAUDERDALE



FLAGLER VILLAGE

THE ARCADIAN LUXURY APARTMENTS

THE ADDERLEY APARTMENTS

NW 5TH ST

WALKER ELEMENTARY SCHOOL

brightline

DORSEY RIVERBEND

SUBJECT SITE

NORTHEAST VIEW



▲ 5 MILES
FORT LAUDERDALE BEACH

WILTON MANORS

VICTORIA PARK

HOLIDAY PARK

FLAGLER VILLAGE

THE ARCADIAN LUXURY APARTMENTS

THE ADDERLEY APARTMENTS

WALKER ELEMENTARY SCHOOL

NW 5TH ST



SUBJECT SITE

SOUTHWEST VIEW



FORT LAUDERDALE-HOLLYWOOD
INTERNATIONAL AIRPORT
BROWARD COUNTY, FLORIDA

▲ 9 MILES
HOLLYWOOD



FORT LAUDERDALE POLICE DEPARTMENT

FORT LAUDERDALE

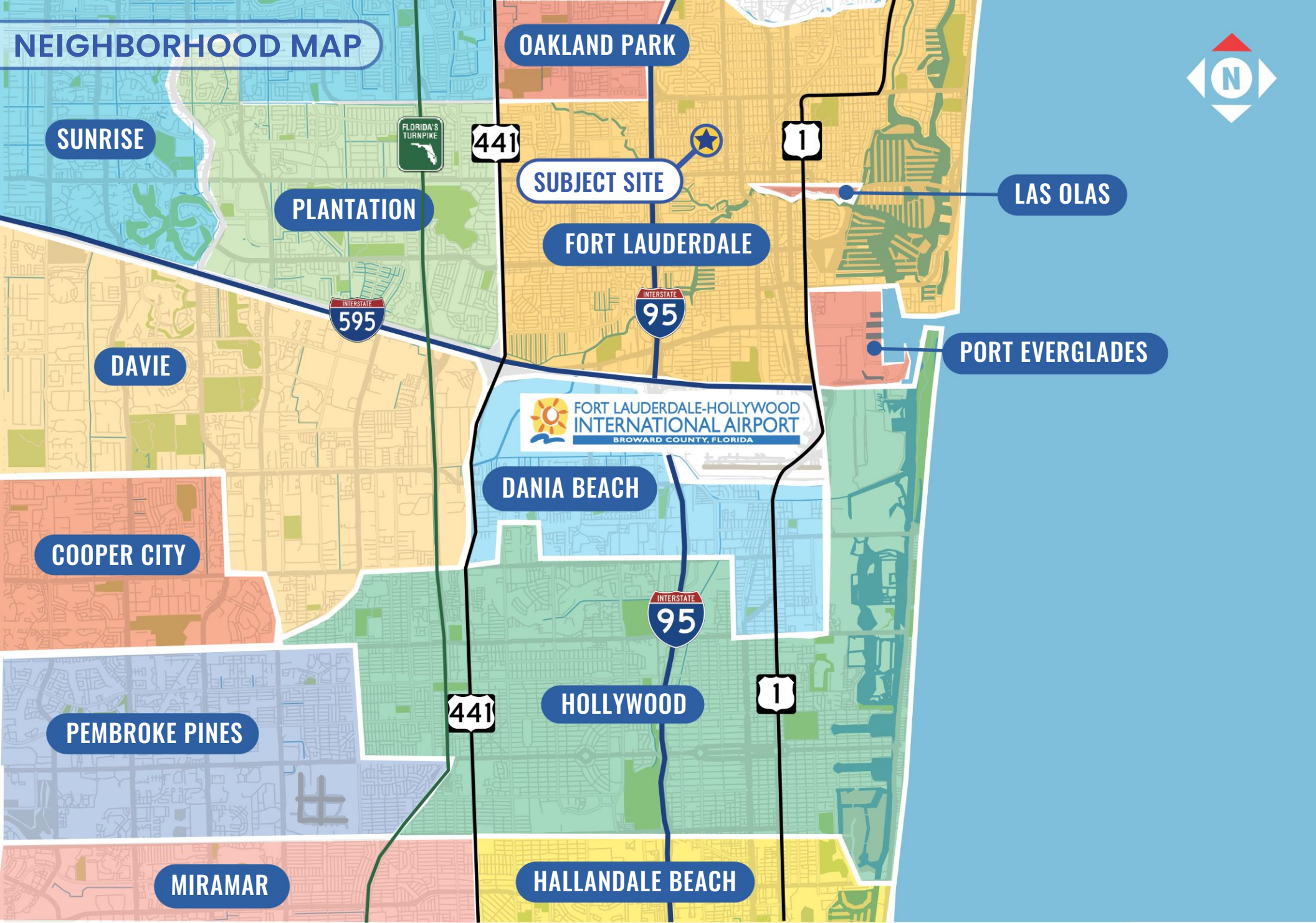
SUBJECT SITE



« NW 5TH ST »



NEIGHBORHOOD MAP





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