



PROPERTY DESCRIPTION

Value Add Multifamily Investment or Residential Development Site

Rare opportunity to acquire a vacant 12-unit multifamily property in Indialantic, FL, located just one block from the Atlantic Ocean in the South Of Fifth Ave district. This is one of very few apartment buildings in the area. Take advantage of the limited apartment supply and a persistent, growing demand from high income renters looking for housing near the beach. The property also has a 13 unit garage building, a highly desired feature that most other barrier island apartments do not offer. All units are in need of renovation. Buyer to conduct their own due diligence. Please contact broker to schedule a property tour.

UNIT MIX	SIZE	COUNT
Two Bed One Bath	912 SqFt	Four (4)
One Bed One Bath	600 SqFt	Eight (8)

OFFERING SUMMARY

Sale Price:	\$2,250,000
Number of Units:	12
Lot Size:	0.69 Acres
Building Size:	8,448 SF

DEMOGRAPHICS	1 MILE	2 MILES	10 MILES
Total Households	1,351	4,533	104,174
Total Population	2,707	10,001	260,130
Average HH Income	\$137,708	\$128,052	\$96,170

BLAKE WILSON

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Additional Photos

900 S Miramar Ave
For Sale



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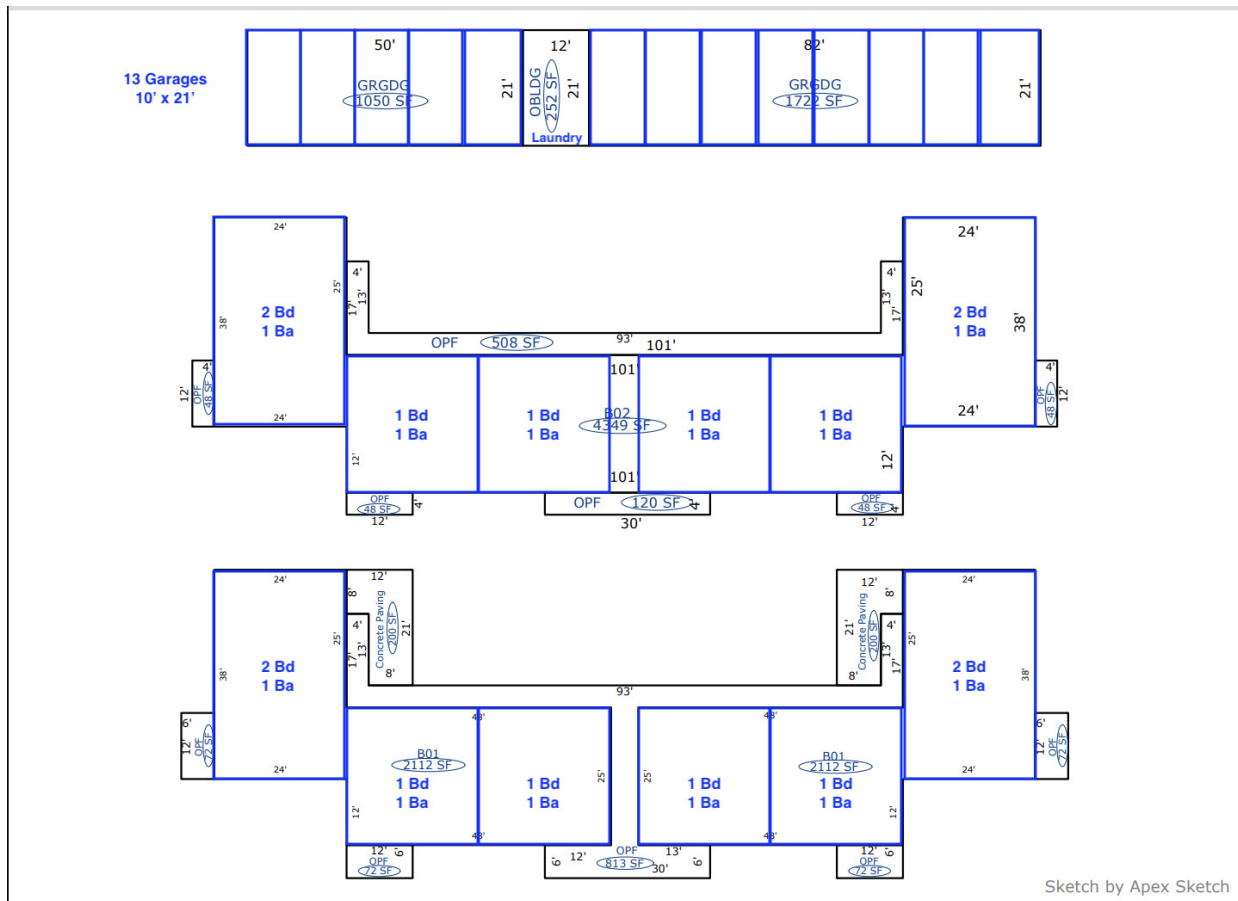
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

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Sketch by Apex Sketch

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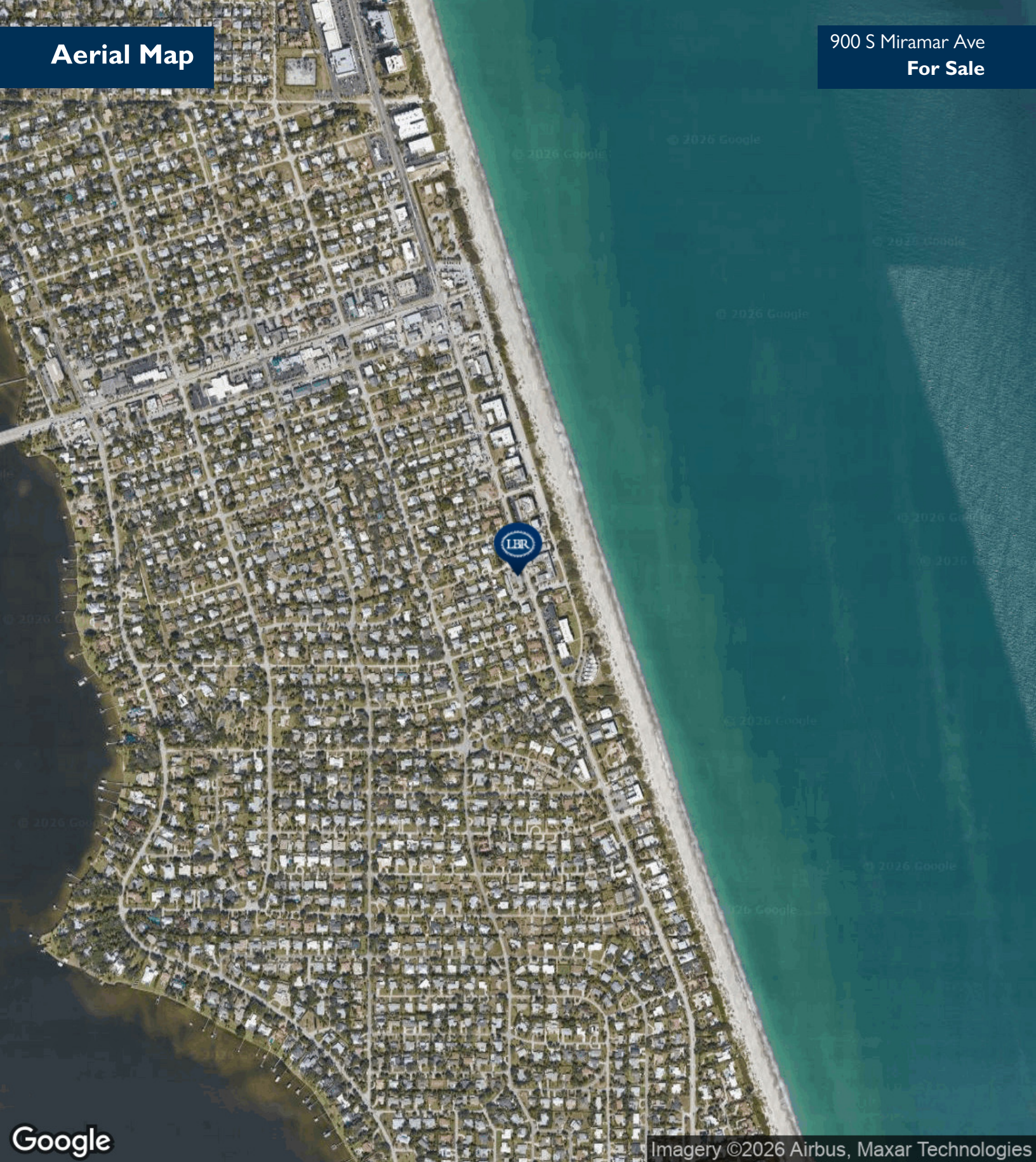
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Aerial Map

900 S Miramar Ave
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Google

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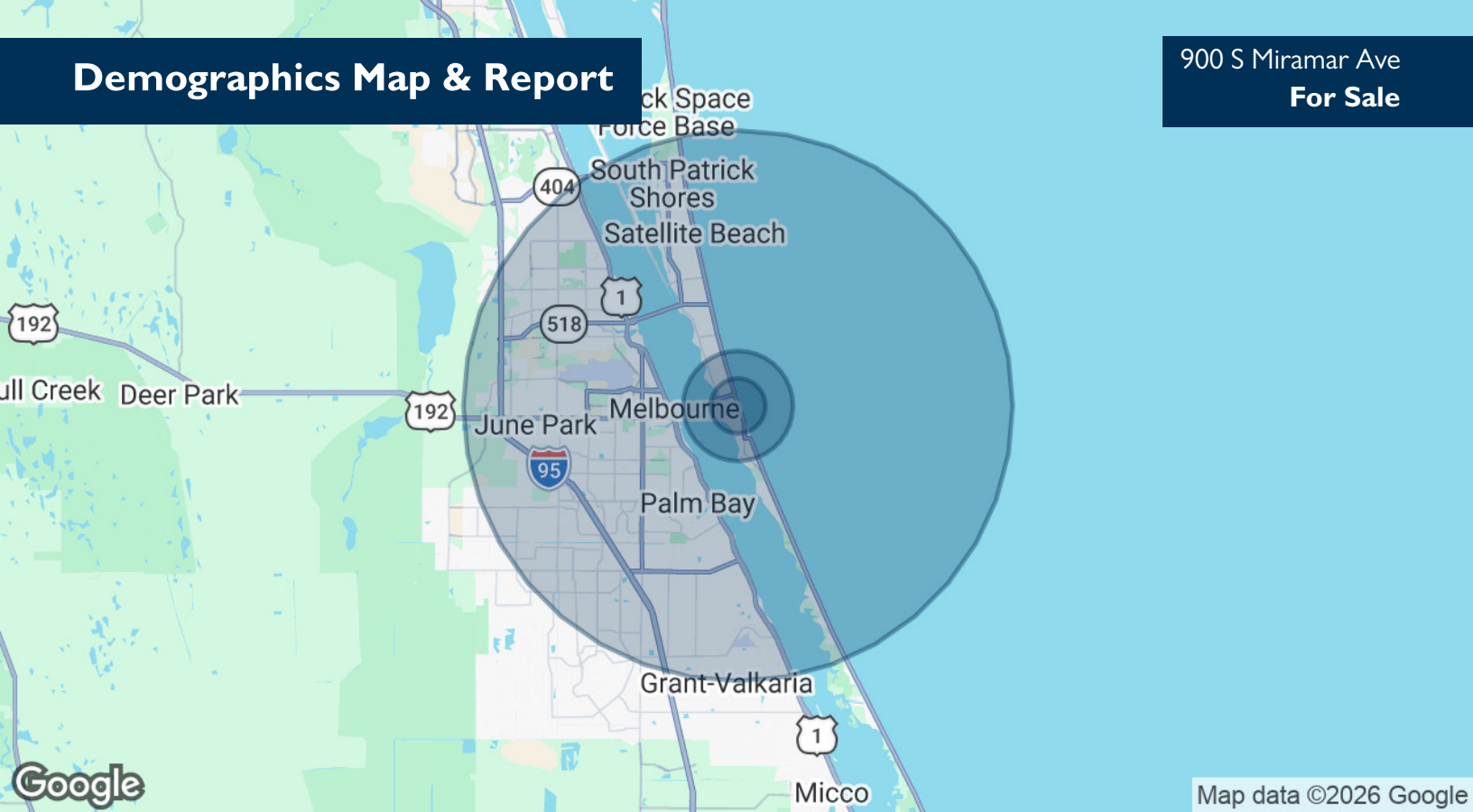
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Demographics Map & Report

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POPULATION	1 MILE	2 MILES	10 MILES
Total Population	2,707	10,001	260,130
Average Age	53.4	52.9	44.5
Average Age (Male)	52.2	50.8	42.6
Average Age (Female)	54.4	53.9	46.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	10 MILES
Total Households	1,351	4,533	104,174
# of Persons per HH	2.0	2.2	2.5
Average HH Income	\$137,708	\$128,052	\$96,170
Average House Value	\$625,284	\$587,256	\$353,370

2023 American Community Survey (ACS)

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