

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present 1111 Northeast 5th Terrace, a (4)-unit apartment building located in Fort Lauderdale, Florida.

SUBJECT PROPERTY

1111 Northeast 5th Terrace was constructed in 1946 and comprises (one) single-story concrete block building with a painted stucco exterior and shingle roof. The property offers 3,743 square feet of gross building area and sits on a 13,503-square-foot lot (0.31 acres), according to the Broward County Property Appraiser. The unit mix includes (two) one-bedroom/one-bathroom units, (one) two-bedroom/one-bathroom unit, and (one) three-bedroom/two-bathroom unit. The property features on-site laundry facilities, wall air-conditioning units and paved asphalt parking. The property is zoned RMM-25.

LOCATION

1111 Northeast 5th Terrace is located in Fort Lauderdale, Florida, offering residents convenient access to Sunrise Boulevard, NE 4th Avenue, and Federal Highway (US-1). The surrounding 3-mile area reports an average household income of \$106,825 and population growth of 8.41% since 2010. Residents are within walking distance to Home Depot, Flagler Village, and Holiday Park, with a short drive to Downtown Fort Lauderdale, Fort Lauderdale-Hollywood International Airport, Port Everglades, and the Broward County Convention Center.

Surrounding area retailers and points of interest include Home Depot (0.1 miles), Amped Fitness (0.4 miles), Holiday Park/Baptist IcePlex/The Parker (0.4 miles), Pet Supermarket (0.4 miles), Walgreens Pharmacy (0.6 miles), Aldi (0.6 miles), Winn Dixie (0.7 miles), Publix Super Market at Sunrise Boulevard (0.8 miles), The Fresh Market (1.0 miles) and Truist Bank (1.3 miles). Additionally, just a short drive from the property is Brightline Fort Lauderdale Station (1.4 miles), The Galleria (2.1 miles), Hugh Taylor Birch State Park (2.4 miles), Beaches (2.6 miles), Broward County Convention Center (4.1 miles), Port Everglades (5.4 miles), and Fort Lauderdale-Hollywood International Airport (5.5 miles).

Nearby educational facilities include Northside Elementary School (0.3 miles), Fort Lauderdale High School (0.7 miles), and Sunrise Middle School (1.3 miles).

SUMMARY

1111 Northeast 5th Terrace is being offered for sale at \$1,000,000 or \$250,000 per unit.



4
UNITS



1946
YEAR BUILT



3,743
SQUARE FEET



ON-SITE
LAUNDRY



\$106,825
AVG HOUSEHOLD INCOME
(3 MILES)



8.41%
POPULATION GROWTH
SINCE 2010

INVESTMENT SUMMARY

THE OFFERING	
Property Address	1111 Northeast 5th Terrace, Fort Lauderdale, FL 33304
Assessor's Parcel #	4942-34-04-0830
Zoning	RMM-25
SITE DESCRIPTION	
Number of Units	4
Number of Buildings	1
Number of Stories	1
Year Built	1946
Gross Building Area	3,743 Square Feet (*BCPA)
Gross Leaseable Area	3,700 Square Feet (Estimate)
Lot Size	13,503 Square Feet (*BCPA)
Type of Ownership	Fee Simple
UTILITIES	
Water (Sewer)	City of Fort Lauderdale - Paid by Owner
Electric	FPL - Paid by Tenant
CONSTRUCTION	
Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Shingle
MECHANICAL	
HVAC	Wall Air Conditioning
Fire Protection	Smoke Detectors & Fire Extinguishers
*Broward County Property Appraiser	

