

NEW RIVER 808

LAS OLAS

**APPROVED RIVERFRONT
DEVELOPMENT OPPORTUNITY**

Downtown – Fort Lauderdale, FL
67-UNIT, 12-STORY RESIDENTIAL TOWER



An aerial photograph of a city skyline featuring a river with several boats. A blue callout bubble points to a specific building. The background shows various high-rise buildings and greenery.

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0.58 ACRES
25,194 LAND SF

**LAS
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BLVD**

SITE OVERVIEW

APPROVED RESIDENTIAL DEVELOPMENT SITE FOR 67 UNITS | 12 STORIES

This prime residential development site is strategically located in East Fort Lauderdale, directly along the scenic New River - a vital corridor linking the Intracoastal Waterway to the Downtown. Positioned in one of the city’s most desirable neighborhoods, the site offers exceptional potential for high-density residential development. It presents a rare opportunity for developers to capitalize on the momentum of a rapidly emerging submarket.

Address	808 SE 4th St Fort Lauderdale, FL 33301
Lot Size (SF)	25,194
Lot Size (Acres)	0.58
Zoning	RAC-EMU
Character Area	Near Downtown
Flood Zone	AH
Folio Number	504211010470
Maximum Height	147.5 Feet
Planned Density (du/ac)	116
Planned Units	67
Planned Residential SF (Net)	78,160*
Planned Avg. SF	1,167
Planned Parking Spaces	135
Planned Stories	12

**Based on approved massing plan.*

PRIME WATERFRONT LOCATION

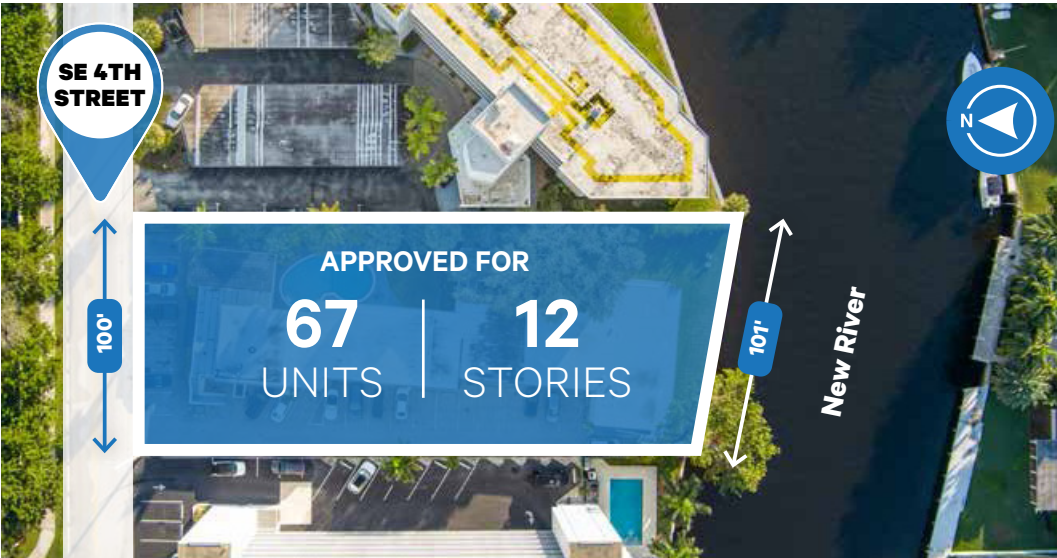
New River 808 is a premier site situated on the north bank of Fort Lauderdale’s New River. The property spans approximately 0.58 acres or 25,194 square feet of net land area, based on the March 15, 2022 survey.

DUAL FRONTAGE & HIGH VISIBILITY

Boasting 100 feet of street frontage along SE 4th Street and 101 feet of riverfront exposure, the site offers exceptional visibility and direct access to both urban and waterfront amenities.

FLOOD ZONE CLASSIFICATION

Designated as Flood Zone AH with a Base Flood Elevation of 5 feet (per survey dated 3/15/2022), the site meets key regulatory benchmarks for waterfront development.



ZONING & LAND USE

The site is designated RAC-EMU, a zoning classification intended to ease the transition between the high-intensity uses of the RAC-CC district to the west and the established residential neighborhoods to the east. Located within a Residential Transition Zone, the property is subject to a maximum building height of 147.5 feet.

The above summary reflects key provisions from the RAC-EMU zoning code. However, additional dimensional requirements may apply. Consultation with zoning counsel is recommended to confirm full compliance.



Zoning	RAC-EMU
Land Use Designation	DRAC
Character Area	Near Downtown
Maximum Height	147.5 Feet
Maximum Residential Density	Not Limited by Zoning
Minimum Residential Unit Size	400 SF
Maximum Podium Height	7 Floors



FINANCIAL SNAPSHOT

The existing rental apartment units generate an gross annual revenue of \$518,355. In 2024, the property delivered a Net Operating Income (NOI) of \$149,132. All leases are structured on six-month terms, offering flexibility and potential for rate adjustments.

Revenue Source	# Units	Occupancy	Gross Income	Existing Conditions
Rental Apartments	33	97%	\$518,355	33 rental units in a 2-Story building, constructed in 1957.



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L A S O L A S

FOR MORE INFORMATION, CONTACT:

CHRIS GIACALONE

ROBERTS EQUITIES

Director of Real Estate, East Coast

8903 Glades Road, Unit A8

Boca Raton, FL 33434

(516) 972-5756

chris@robertsequities.com

www.robertsequities.com

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