

JUST LISTED!

817 NE 18TH AVE

📍 817 NE 18th Ave, Fort Lauderdale, FL 33304

INVESTMENT HIGHLIGHTS

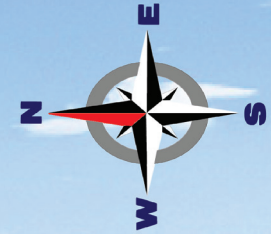
- \$8,995 Monthly Rent Roll
- 2,270 Total SF
- RMM-25 Zoning
- 0.15 Acre

INVESTMENT DETAILS

Price	\$1,099,000
Cap Rate	5.16%
NOI	\$56,672.00
Number of Units	5
Building Size	2,270 SF
Price PSF	\$484.14
Year Built	1954
Lot Size	0.31 Acres



AERIAL



Franklin Street



A 5-Minute Drive To
The Galleria Mall



A 6-Minute Drive To
Fort Lauderdale Beach

NORDSTROM



NE 18TH AVE

SITE



817 NE 18TH AVE



ETHAN KRAUSS (LEAD)
Senior Associate
FL #SL3552519
954.487.1116
ethan.krauss@franklinst.com

DAN DRATCH
Regional Managing Director
954.312.1677
dan.dratch@franklinst.com

RYAN WOLD
Director
954.312.1678
ryan.wold@franklinst.com