

# JUST LISTED!

## 4204 N OCEAN DR

📍 4204 N Ocean Dr, Lauderdale-By-The-Sea, FL 33308

### INVESTMENT HIGHLIGHTS

- Well-maintained multifamily asset operated as short-term rentals in the highly desirable Lauderdale-by-the-Sea beach market.
- Proven in-place income with average daily rates of approximately \$150 per night for one-bedroom units and \$200 per night for the two-bedroom unit.
- Clear revenue upside with the ability to increase average daily rates by approximately 17% for one-bedroom units and 12.5% for the two-bedroom unit through optimized pricing and management.
- Property sits on a 0.13-acre lot with favorable RMM-25 zoning, offering long-term flexibility and potential future redevelopment upside.
- Updated interiors featuring modern appliances and contemporary finishes, catering to today's short-term rental guests.
- Units 3 and 4 have been fully renovated; the property has been recently repainted and benefits from a new roof installed in 2024, minimizing near-term capital expenditures.
- Irreplaceable coastal location just steps from the beach and within walking distance to Anglin's Fishing Pier, popular restaurants, cafes, and boutique retail.
- Prime Lauderdale-by-the-Sea setting with strong, year-round short-term rental demand and a limited supply of multifamily properties.
- Convenient access to Fort Lauderdale Beach, Las Olas Boulevard, Downtown Fort Lauderdale, US-1, I-95, and Fort Lauderdale-Hollywood International Airport.
- Rare opportunity to acquire a turnkey coastal multifamily asset in one of Broward County's most sought-after beach communities.

### INVESTMENT DETAILS

Price	\$1,500,000
Cap Rate	4.9
NOI	\$73,518.00
Number of Units	4
Building Size	2,538 SF
Price PSF	\$591.02







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