

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap are pleased to present RAM Andrews Apartments, a 26-unit multifamily property located in Wilton Manors, Florida.

SUBJECT PROPERTIES

RAM Andrews Apartments were constructed in 1975 of concrete block and painted stucco with a flat concrete roof. The property consists of (1) studio apartment, (1) one-bedroom/one-bathroom apartment, (1) two-bedroom/one-and-a-half-bathroom townhouse, (14) two-bedroom/two-bathroom apartments and (9) two-bedroom/two-bathroom townhome units. The studio and one-bedroom apartment were previously a two-bedroom/two-bathroom apartment and are non-conforming, as is unit 2520-A. The building spans 25,985 rentable square feet and is situated on a 31,239-square-foot lot, according to the Broward County Property Appraiser. Units feature small backyards or private balconies, central air conditioning, electric appliances and individual hot water heaters.

*The roof was replaced by current ownership in 2023.

LOCATION

RAM Andrews Apartments are located at 2520 North Andrews Avenue, south of Oakland Park Boulevard, north of Sunrise Boulevard and east of Interstate 95. Wilton Manors, nicknamed “The Island City,” has evolved from an unassuming railroad stop into a vibrant cultural hub known for its welcoming atmosphere and lively main street. Day and night, residents and visitors mingle along Wilton Drive, enjoying boutique shops, restaurants and nightlife, while outdoor enthusiasts explore Colohatchee Park’s mangroves, play softball at Mickel Park or paddle board on the Middle River.

Surrounding area retailers and points of interest include Publix Super Market at Central Shopping Center (0.6 miles), Walgreens Pharmacy (0.6 miles), Tulio’s Tacos & Tequila (0.7 miles), Tee Jay Thai Sushi (0.7 miles), Mill’s Pond Park (0.8 miles), Hagan Park & Tennis Center (0.8 miles), Richardson Historic Park & Nature Preserve (0.9 miles), Rosie’s Bar & Grill (0.9 miles) and Publix Super Market at Five Points Plaza (1.0 miles). Additionally, just a short drive from the property are River Market (2.3 miles), Bal Harbour Square (2.7 miles), Broward Center for the Performing Arts (3.1 miles), Broward County Convention Center (5.6 miles) and Fort Lauderdale-Hollywood International Airport (6.9 miles).

Nearby educational facilities include Wilton Manors Elementary School (0.2 miles), Fort Lauderdale High School (1.0 mile) and Sunrise Middle School (2.4 miles).

SUMMARY

RAM Andrews Apartments is offered for sale at \$6,720,000 or \$259 per square foot.



**24 LICENSED UNITS +
2 NON-CONFORMING**



**1975
YEAR BUILT**



**1,039 SQ.FT.
AVERAGE UNIT**



**NEW ROOF
IN 2023**



**\$99,804
AHI
(3 MILES)**



**10.41%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING

Property Name	RAM Andrews Apartments
Property Address	2520 North Andrews Avenue, Wilton Manors, FL 33305
Assessor’s Parcel #	4942-27-04-0550
Zoning	RM-16

SITE DESCRIPTION

Number of Legal/Conforming Units	24
Number of Operating Units	26
Number of Buildings	1
Number of Stories	5
Year Built	1975
Gross Building Area	29,996 Square Feet (*BCPA)
Leasable Area	25,985 Square Feet (Estimate)
Lot Size	31,239 Square Feet (*BCPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of Wilton Manors - Paid by Owner
Electric	FPL - Paid by Tenant

CONSTRUCTION

Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Flat (Concrete)

MECHANICAL

HVAC	Central Air Conditioning
Fire Protection	Smoke Detectors & Fire Extinguishers

*Broward County Property Appraiser

