

# 16 UNIT APARTMENT COMPLEX LOCATED EAST OF FEDERAL HIGHWAY IN CORAL RIDGE



2809 & 2901 MIDDLE RIVER DRIVE, FORT LAUDERDALE

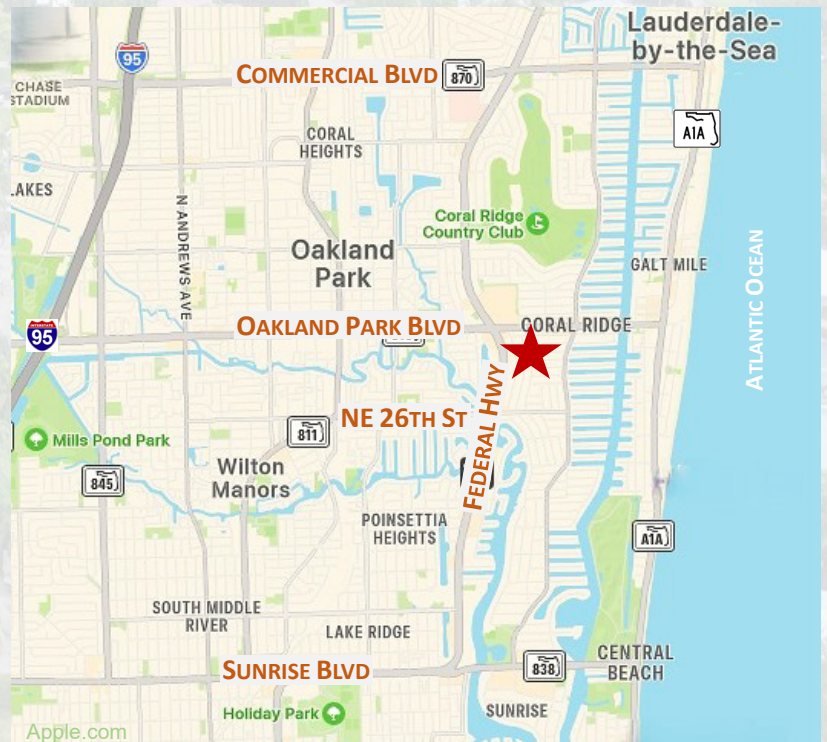
INTRODUCING *MIDDLE RIVER GARDENS*  
APARTMENTS EXCLUSIVELY OFFERED AT  
**\$3,295,000.**

THIS COMPLEX FEATURES NUMEROUS UPGRADES  
INCLUDING:

- IMPACT WINDOWS & DOORS IN 2018
- NEW TILE ROOFS IN 2011
- INTERIOR RENOVATIONS IN 2011
- 50 YEAR BUILDING RECERTIFICATION FOR #2901 IN 2023
- 40 YEAR BUILDING RECERTIFICATION FOR #2809 IN 2021

THIS LOCATION HAS A HIGH WALKABILITY SCORE  
WITH SHOPPING, DINING, MOVIES, AND THE BEACH  
ALL NEARBY. THE BUS IS WITHIN A FEW BLOCKS.

PRICED AT \$206,000 PER UNIT, THIS IS THE BEST  
VALUE EAST OF FEDERAL HIGHWAY (US1).



Note: All information is believed accurate however is not warranted and should be verified by all interested parties.



## PROFESSIONALS WHO PRODUCE RESULTS

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