



## 213 SE PARK ST, DANIA BEACH, FL 33004

### 6 UNIT MULTIFAMILY IN DANIA BEACH

Fausto Commercial proudly presents a 6-unit multifamily property located at 213 SE Park Street in the vibrant city of Dania Beach, FL. The property features four 1-bed/1-bath units and two studio units, all beautifully renovated with newer kitchens, flooring, and bathrooms.

Ideally situated east of US-1, close to the beaches, and minutes from major retail corridors, I-95, Fort Lauderdale/Hollywood International Airport, and Hollywood North Beach Park, this prime location offers excellent accessibility and strong future upside.

Currently bringing in almost \$9000 in monthly income, this investment delivers attractive cash flow from day one, with all tenants on month-to-month leases offering flexibility for repositioning or rent optimization.

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## PRICE: \$1,350,000

Building Size: 2,690 SF

Land Size: 11,658 SF

Zoning: **EDBB-MU** — East Dania Beach Boulevard – Mixed Use

Zoning that allows residential, commercial, and mixed-use development along E. Dania Beach Blvd.

Year Built: 1965

UNIT	LAYOUT	INCOME	
		Current	Pro Forma
1	1BED/1BATH	\$1,400	\$1,800
2	1BED/1BATH (large)	\$1,500	\$1,900
3	Studio	\$1,500	\$1,600
4	Studio	\$1,400	\$1,600
5	1BED/1BATH (large)	\$1,700	\$1,900
6	1BED/1BATH	\$1,350	\$1,800
<b>TOTAL</b>		<b>\$106,200</b>	<b>\$127,200</b>
<b>Operating Expenses</b>		<b>Current</b>	<b>Pro Forma</b>
Real Estate Taxes		\$18,813	\$0
Insurance		\$5,000	\$5,000
Water & Trash		\$5,700	\$5,700
Electricity		\$6,000	\$6,000
Maintenance & Repairs		\$2,000	\$2,000
Landscaping		\$960	\$960
<b>Total Expenses</b>		<b>\$38,473</b>	<b>\$19,660</b>
<b>NOI</b>		<b>\$67,727</b>	<b>\$107,540</b>
<b>Cap Rate</b>		<b>5.00%</b>	<b>6.16%</b>