

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present Zen Garden, an eight-unit apartment community located in Oakland Park, Florida.

SUBJECT PROPERTY

Zen Garden is located at 1273 Northeast 38th Street in Oakland Park, Florida. The property was constructed in 1969 and comprises (one) two-story concrete block building with a painted stucco exterior and flat roof. The property offers 4,337 square feet of gross building area with an estimated 4,200 square feet of gross leaseable area and sits on an 8,837-square-foot lot, according to the Broward County Property Appraiser. The unit mix includes (8) one-bedroom/one-bathroom units averaging 525 square feet. The property features on-site laundry facilities, central air conditioning, paved asphalt parking, and standard life-safety components including smoke detectors and fire extinguishers. The property is zoned RM-25.

LOCATION

Zen Garden is located in Oakland Park with convenient access to Dixie Highway, US-1 (Federal Highway), and I-95, placing residents near major employment corridors and a dense concentration of retail, dining, parks, and entertainment. The surrounding 3-mile area reports an average household income of \$108,824 and population growth of 10.74% since 2010. Residents are also a short drive from Lauderdale-by-the-Sea, beaches, Coral Ridge Mall, and Downtown Fort Lauderdale.

The city of Oakland Park continues to see strong momentum from a wave of new mixed-use and multifamily development that is reshaping the city's core and improving its long-term rental profile. Projects such as Oaklyn and Parklyn are adding new residential units in walkable, amenity-rich settings that support demand from renters seeking proximity to Downtown Fort Lauderdale and the beaches. Additional developments including the Sky Building, Greenleaf Park, and Horizon further reinforce this growth trend by introducing modern housing options and activating key corridors with new investment, streetscape improvements, and neighborhood-serving retail and dining potential.

Surrounding area retailers and points of interest include Funky Buddah Brewery (338 feet), Jaco Pastorius Park (667 feet), Central Bark (0.2 miles), The Butcher's Barrel (0.2 miles), Nour Thai Kitchen (0.2 miles), Ethel M. Gordon Library (0.3 miles), Aldi (0.7 miles), LA Fitness (0.7 miles), Bank of America (0.8 miles), Brewlihan Mead Company (0.9 miles), Publix at Five Points (1.1 miles), Sprouts Farmers Market (1.2 miles), Downtown Fort Lauderdale (4.3 miles), and Fort Lauderdale-Hollywood International Airport (8.3 miles).

Nearby educational facilities include Oakland Park Elementary School (0.7 miles), St. Mark's Episcopal School (0.9 miles), Northeast High School (1.9 miles), and Fort Lauderdale High School (2.1 miles).

SUMMARY

Zen Garden is being offered for sale at \$1,880,000 or \$235,000 per unit.



**8
UNITS**



**1969
YEAR BUILT**



**4,337
SQURE FEET**



**ON-SITE
LAUNDRY**



**\$108,824
AHI
(3 MILES)**



**10.74%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING	
Property Name	Zen Garden
Property Address	1273 Northeast 38th Street, Oakland Park, FL 33334
Assessor's Parcel #	4942-23-03-2320
Zoning	RM-25
SITE DESCRIPTION	
Number of Units	8
Number of Buildings	1
Number of Stories	2
Year Built	1969
Gross Building Area	4,337 Square Feet (*BCPA)
Gross Leaseable Area	4,200 Square Feet (Estimate)
Lot Size	8,837 Square Feet (*BCPA)
Type of Ownership	Fee Simple
UTILITIES	
Water (Sewer)	City of Oakland Park - Paid by Owner
Electric	FPL - Paid by Tenant
CONSTRUCTION	
Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Flat
MECHANICAL	
HVAC	Central Air Conditioning
Fire Protection	Smoke Detectors & Fire Extinguishers

*Broward County Property Appraiser

