

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap are pleased to present 535-537 18th Street, a 15-unit multifamily property and Single-Family Home located in West Palm Beach, Florida.

SUBJECT PROPERTY

535-537 18th Street were constructed in 1927 (single family home) and in 1954 (apartment building). The apartment building consists of (7) one-bedroom/one-bathroom and (8) two-bedroom/one-bathroom units totaling 7,908 square feet, the single family home is a two-bedroom/two-bathroom floorplan with 1,212 square feet and the lot size is 0.44 acres, according to the Palm Beach County Property Appraiser. All units include either window and/or wall air-conditioning units, terrazzo floors and electric appliances. Common area amenities include on-site laundry and 17 parking spaces.

LOCATION

535-537 18th Street are located on the southwest corner of A E Isaacs Ave and 18th Street at 535 18th St in West Palm Beach, Florida. The property is ideally positioned near major thoroughfares including Federal Highway (US-1) and Palm Beach Lakes Boulevard, offering residents convenient access to surrounding retail, dining, and employment centers.

Surrounding area retailers and points of interest include The Padel Club (0.3 miles), CVS (0.4 miles), Good Samaritan Medical Center (0.6 miles), The Nora District (0.6 miles), The District at Northwood (0.6 miles), Providencia Park (0.8 miles), Gains Park (1.2 miles), City Place (1.6 miles), Raymond F. Kravis Center for the Performing Arts (1.9 miles), The Breakers Palm Beach (2.2 miles), Palm Beach County Convention Center (2.3 miles), Port of Palm Beach (3.2 miles), Peanut Island (3.4 miles), and Palm Beach International Airport (4.9 miles).

The surrounding area has experienced substantial investment and revitalization in recent years, with several transformative projects driving growth and demand. Notable developments such as The Nora District and The District at Northwood are reshaping the neighborhood with new retail, dining, residential, and entertainment options—further strengthening the local economy, enhancing livability, and contributing to rising property values and sustained rental demand throughout the submarket.

The Nora District, located just south of the property, is one of West Palm Beach’s most transformative mixed use redevelopments. Spanning more than 40 acres, the district will feature high-end retail, restaurants, office space, and residential units designed to create a vibrant pedestrian-oriented destination. Once completed, the project is expected to further elevate property values and drive additional demand for quality rental housing in the surrounding area.

The District at Northwood, located just north of the property, is a growing lifestyle and commercial destination that has become a cornerstone of West Palm Beach’s northern redevelopment corridor. The district features boutique retailers, restaurants, art studios, and wellness spaces, all centered around a pedestrian-friendly streetscape. Its continued revitalization is attracting new businesses and residents to the area, contributing to the neighborhood’s long-term growth and appeal.

Nearby educational facilities include Roosevelt Elementary School (adjacent to property), Roosevelt Middle School (1.2 miles), Westward Elementary School (1.9 miles), and Palm Beach State College (9.4 miles).

SUMMARY

535-537 18th St is offered for sale at \$2,320,000 representing \$145,000 per unit.



16
UNITS



1927 & 1954
YEARS BUILT



9,120
TOTAL SQUARE FEET



ON-SITE
LAUNDRY



\$88,020
AHU
(3 MILES)



17.70%
POPULATION GROWTH
SINCE 2010

INVESTMENT SUMMARY

THE OFFERING

Property Address 535 & 537 18th Street,
West Palm Beach, FL 33407

Assessor’s Parcel # 74-43-43-16-16-010-0270

APARTMENT BUILDING

Units 15

Stories 2

Year Built 1954

Total Square Footage 7,908 Square Feet (*PBPA)

SINGLE FAMILY HOME

Stories 1

Year Built 1927

Total Square Footage 1,212 Square Feet (*PBPA)

TOTAL OFFERING

Combined # of Units 16

Combined Square Footage 9,120 Square Feet (*PBPA)

Lot Size (Acres) 0.44 Acres (*PBPA)

Zoning MF 14—Multifamily Low Density

UTILITIES

Water (Sewer) City of West Palm Beach- Paid by Owner

Electric FPL - Paid by Tenant

CONSTRUCTION

Framing Concrete Block - Apartment Building

Wood Frame - House

Exterior Painted Stucco

Parking Surface Paved Asphalt

Roof Shingle

MECHANICAL

HVAC Wall & Window A/C Units

Fire Protection Smoke Detectors & Fire Extinguishers

*Palm Beach County Property Appraiser

