

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap are pleased to present 215 Northeast 10th Avenue, a multifamily property operating as 18-units and located at 215 Northeast 10th Avenue in Hallandale Beach, Florida.

SUBJECT PROPERTY

215 Northeast 10th Avenue was constructed in 1956 and comprises (8) single-story concrete block buildings with shingle roofs. The property consists of (4) studio apartments, (1) one-bedroom/one-bathroom apartment and (13) two-bedroom/one-bathroom apartments totaling 10,180 square feet on a 47,498-square-foot lot (1.09 acres), according to the Broward County Property Appraiser.

LOCATION

215 Northeast 10th Avenue is located in Hallandale Beach, Florida, offering residents convenient access to Hallandale Beach Boulevard and Federal Highway (US-1) and positioning the property near major employment centers and daily-needs retail. The surrounding 3-mile area reports an average household income of \$99,323 and population growth of 9.01% since 2010 (Experian). The property is also a short drive to Aventura, Hollywood, Sunny Isles, and Fort Lauderdale.

Surrounding retailers and points of interest include Bank of America (0.3 miles), Wells Fargo (0.5 miles), Dunkin' (0.5 miles), Hallandale Place Shopping Center (Publix, Petco) (0.7 miles), Walgreens Pharmacy (0.8 miles), Diplomat Shopping Center (Chase, Starbucks, Panera) (0.9 miles), Atlantic Village (0.9 miles), The Big Easy Casino (1.0 miles), CVS (1.0 miles), Peter Bluesten Park (1.1 miles) and Gulfstream Park (Casino, Yard House, Texas de Brazil) (1.2 miles). Additionally just a short drive from the property is Walmart Supercenter (1.4 miles), Aventura Commons (Whole Foods, Target, Best Buy) (1.4 miles), Young Circle / Downtown Hollywood (1.7 miles), Brightline (Aventura Station) (2.6 miles), and Fort Lauderdale-Hollywood International Airport (6.4 miles).

Nearby educational facilities include Hollywood Central Elementary School (1.6 miles), Hallandale High School (1.9 miles), Gulfstream Academy of Hallandale Beach K-8 (2.0 miles), and McNicol Middle School (2.2 miles).

SUMMARY

215 Northeast 10th Avenue is being offered for sale at \$3,060,000 or \$170,000 per unit.



**18
UNITS**



**1956
YEAR BUILT**



**10,180
SQURE FEET**



**ON-SITE
LAUNDRY**



**\$99,323
AVG HOUSEHOLD INCOME
(3 MILES)**



**9.01%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING

Property Address	215 Northeast 10th Avenue, Hallandale Beach, FL 33009
Assessor's Parcel #	5142-27-01-0160
Zoning	RD-12

SITE DESCRIPTION

Number of Units	18
Number of Buildings	8
Number of Stories	1
Year Built	1956
Living Area	10,180 Square Feet (*BCPA)
Lot Size	47,498 Square Feet (*BCPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of Hallandale Beach - Paid by Owner
Electric	FPL - Paid by Tenant

CONSTRUCTION

Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Shingle

MECHANICAL

HVAC	Central AC and Wall Units
Fire Protection	Smoke Detectors & Fire Extinguishers

*Broward County Property Appraiser

