

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present 121 Hendricks Isle, a (4)-unit multifamily property and redevelopment opportunity located in Fort Lauderdale, Florida.

SUBJECT PROPERTY

121 Hendricks Isle is located off Las Olas Boulevard on the Las Olas Isles, offering a rare opportunity to acquire a waterfront site with deep water dockage in one of Fort Lauderdale's most desirable coastal neighborhoods. The property was constructed in 1951 and comprises (1) two-story concrete block building with a painted stucco exterior and shingle roof. The property offers 3,022 square feet of living area and sits on a 7,500-square-foot lot (125ft x 60ft), according to the Broward County Property Appraiser. The unit mix includes (2) studio units, (1) one-bedroom/one-bathroom unit, and (1) four-bedroom/two-bathroom unit, with select units currently operating as AirBnB. The property is zoned RMM-25.

LOCATION

121 Hendricks Isle benefits from immediate proximity to Las Olas Boulevard's dining, shopping, and entertainment corridor, while also providing quick access to Downtown Fort Lauderdale, the beach, and major transportation nodes. The surrounding area is supported by strong demographics, including an average household income of \$153,174 within 1-mile and population growth of 9.23% since 2010.

Surrounding area retailers and points of interest include Kindred Hospital South Florida - Fort Lauderdale (0.8 miles), Rocco's Tacos & Tequila Bar (0.8 miles), Louie Bossi's (1.1 miles), Riverwalk (1.2 miles), Capital One Cafe (1.3 miles), Riverside Hotel (1.4 miles), Las Olas Beach (1.4 miles), Truist Bank (1.7 miles), Fresh Market (1.7 miles), Publix Super Market at Las Olas (2.0 miles), Holiday Park/Baptist IcePlex/Jimmy Evert Tennis Center (2.1 miles), Brightline Fort Lauderdale Station (2.1 miles), Broward Center for the Performing Arts (2.4 miles), Broward County Convention Center (3.7 miles), Port Everglades (5.5 miles), and Fort Lauderdale-Hollywood International Airport (5.6 miles).

Nearby educational facilities include Virginia S Young Elementary School (1.3 miles), St. Anthony Catholic School (1.5 miles), Bayview Elementary School (2.9 miles), and Fort Lauderdale High School (3.6 miles).

SUMMARY

121 Hendricks Isle is being offered for sale at \$2,600,000.



**4
UNITS**



**7,500 SF
LOT SIZE**



**DEEP WATER
DOCKAGE**



**\$153,174
AHI
(1 MILE)**



**9.23%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING	
Property Address	121 Hendricks Isle, Fort Lauderdale, FL 33301
Assessor's Parcel #	5042-02-19-0381
Zoning	RMM-25
SITE DESCRIPTION	
Number of Units	4
Number of Buildings	1
Number of Stories	2
Year Built	1951
Living Area	3,022 Square Feet (*BCPA)
Lot Size	7,500 Square Feet (*BCPA)
Type of Ownership	Fee Simple
UTILITIES	
Water (Sewer)	City of Fort Lauderdale - Paid by Owner
Electric	FPL - Paid by Tenant
CONSTRUCTION	
Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Shingle
MECHANICAL	
HVAC	Wall Air Conditioning Units
Fire Protection	Smoke Detectors & Fire Extinguishers
*Broward County Property Appraiser	