

6-UNIT MULTI-FAMILY INVESTMENT

11585 SOUTHEAST 59TH AVENUE, BELLEVIEW, FL 34420

EXECUTIVE SUMMARY

MULTIFAMILY PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$475,000
Number Of Units:	6
Lot Size:	0.43 Acres
Year Built:	1981
Building Size:	2,970 SF
Zoning:	R3
Price / SF:	\$159.93

PROPERTY OVERVIEW

Well-located 6-unit multifamily investment opportunity in Belleview, Florida, featuring two concrete block buildings with three units each. The property offers a straightforward unit mix and stable in-place income with immediate upside potential through rent growth and lease stabilization.

Each unit is currently leased on a month-to-month basis, providing flexibility for a new owner to reposition, renovate, or implement market-rate rents over time. Current rents average approximately \$700 per unit, which are below prevailing market levels for comparable units in the area.

Recent capital improvements include a new roof, reducing near-term maintenance exposure. The seller is offering a \$60,000 credit at closing to address prior sinkhole remediation, allowing a buyer to control the scope and execution of the repair post-closing.

This property is well suited for an investor seeking a value-add multifamily asset with stable cash flow, low management complexity, and upside through operational improvements in a growing Marion County submarket.

PROPERTY HIGHLIGHTS

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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ADDITIONAL PHOTOS

MULTIFAMILY PROPERTY FOR SALE



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LOCATION MAP

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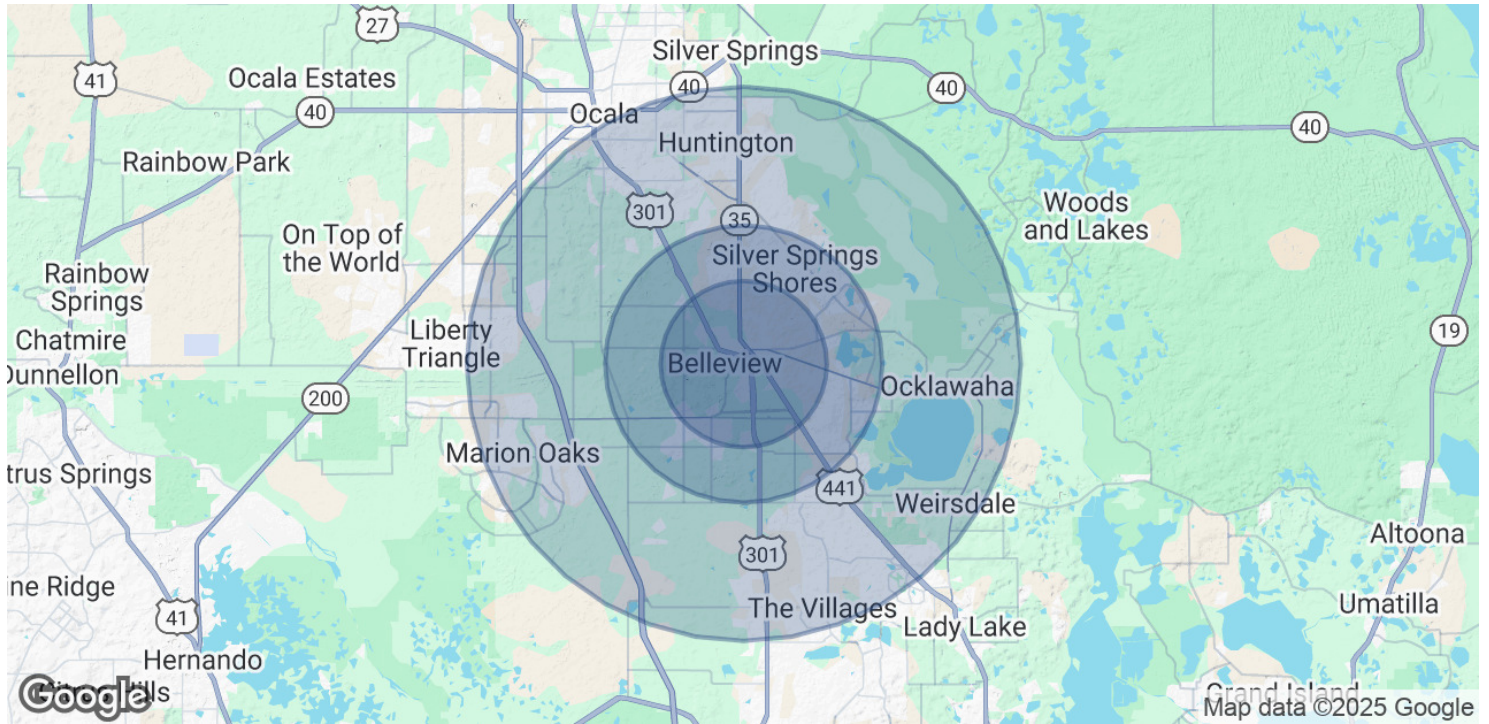


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DEMOGRAPHICS MAP & REPORT

MULTIFAMILY PROPERTY FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,350	62,229	238,120
Average Age	43	46	49
Average Age (Male)	42	45	48
Average Age (Female)	44	46	50

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,588	25,372	101,999
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$73,121	\$75,328	\$85,710
Average House Value	\$232,976	\$243,825	\$289,660

Demographics data derived from AlphaMap

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