



1896 SW 41st Ave, Fort Lauderdale FL 33317-6432

Multi-Family Income
ML #: [F10463701](#)

Closed
Area: 3690

LP: \$1,065,000
REO: No
P Date: 10/08/2024

Sht Sle:
Pool: No
Units: 4
Year: 1974

Type: Fourplex
LA: 3,561

CDate: 11/21/2024
S Pr: \$1,070,000

BldAr/Src:
WtrF: No
Subd: Floral Heights 28-5 B

TA: \$267,500/Unit
SF Adj: \$300/SF

Zoning: RM-10

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Rooms	Prkg	#Unit
1	No	No	2	1	0	890	\$1,900		Leased			1
Equipment:												
2	No	No	2	1	0	890	\$1,750		Leased			1
Equipment:												
3	No	No	2	1	0	890	\$2,100		Leased			1
Equipment:												
4	No	No	2	1	0	890	\$2,200		Leased			1
Equipment:												

Remarks: We are pleased to offer for sale Floral Heights (the "Property"), a 4-unit multifamily apartment building located in the Floral Heights sub-market of Fort Lauderdale, Florida. Floral Heights is a two-story, 3,561 square foot building constructed of concrete block in 1974 that is situated on a 0.16-acre lot. The property is made up of four large two-bedroom, one-bathroom units each totaling 890 square feet.

[Cliff Glansen - \(\(954\) 965-3990\)](#)

[FlatFee.com](#)

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1801 Gardenia Rd, Fort Lauderdale FL 33317-6428

Multi-Family Income
ML #: [A11855665](#)

Closed
Area: 3690

LP: \$699,900
REO: No
P Date: 11/13/2025

Sht Sle: No
Pool: No
Units: 3
Year: 1981

Type: Triplex
LA: x3,137

CDate: 11/21/2025
S Pr: \$700,000 \$233,333/Unit

BldAr/Src:
WtrF: No
Subd: xFLORAL HEIGHTS

TA: 3,137 \$223/SF
SF Adj: x3,137
Zoning: xRD-10

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Rooms	Prkg	#Unit
1	No	No	4	2	0		\$2,700		Month to Month		Space	1
Equipment:												
2	No	No	2	1	0		\$1,550		Month to Month		Space	1
Equipment:												
3	No	No	2	1	0		\$1,700		Month to Month		Space	1
Equipment:												

Remarks: Own this amazing triplex rental opportunity in plantation florida! tenants are currently on month to month terms. please schedule showings by appointment

[Manuel Arce - \(954-824-2064\)](#)

[EXP Realty LLC](#)

mannyre92@gmail.com



1856 SW 41st Ave, Fort Lauderdale FL 33317-6442

Multi-Family Income Closed
ML #: [A11577376](#) **Area:** 3690
Sht Sle: No
Pool: No
Units: **Type:** Triplex
Year: 1968 **LA:** ×2,119
BldAr/Src:
WtrF: No
Subd: ×FLORAL HEIGHTS

LP: \$639,900
REO: No
P Date: 07/19/2024

CDate: 09/10/2024
S Pr: \$625,000 **\$208,333/Unit**
TA: 2,119 **\$294/SF**
SF Adj: ×2,119
Zoning: ×RM-10

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse	End	Rooms	Prkg	#Unit
1	No	No	5	3	0		\$0	Unfurn	Leased			Open Prkg	5

Equipment: Refrigerator

Remarks: excellent property for investment it has 3 units: 2, 2/1 these 2 are rented for 1600 each (900 below market each) 1 unit 1/1 This one is rented for 1203 (400 below market) Tenants have been living on the property for a long time
[Francisco Almanzar - \(954-448-1064\)](#) [United Realty Group Inc.](#) supremeok@gmail.com



4100 SW 18th Ct, Fort Lauderdale FL 33317-6443

Multi-Family Income Closed
ML #: [A11863831](#) **Area:** 3690
Sht Sle: No
Pool: No
Units: 2 **Type:** Duplex
Year: 1964 **LA:** ×1,886
BldAr/Src:
WtrF: No
Subd: ×FLORAL HEIGHTS

LP: \$599,000
REO: No
P Date: 09/19/2025

CDate: 10/27/2025
S Pr: \$585,000 **\$195,000/Unit**
TA: 1,886 **\$310/SF**
SF Adj: ×1,886
Zoning: ×RD-10

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse	End	Rooms	Prkg	#Unit
1	No	No	3	2	0		\$2,150		Leased			Space	2
2	No	No	2	1	0		\$1,900		Leased			Space	2
3	No	No	0	1	0		\$650		Leased			Space	1

Equipment:

Remarks: Rare opportunity to acquire a well-maintained duplex at 4100 SW 18th Ct, Fort Lauderdale, FL. Built in 1964, this 1,886 SF building on a 6,694 SF lot features two units—one 3-bed/2-bath and one 2-bed/1-bath—plus an RV rental generating \$650/month. Recent upgrades include impact windows, new kitchen and bathroom cabinets, gutters, newer AC units, and updated electrical panels, ensuring low-maintenance ownership. Just 10 minutes from Fort Lauderdale-Hollywood International Airport, 15 minutes to Downtown and the beach, and close to I-95, I-595, restaurants, and shopping, this property offers strong upside by raising current rents to market levels, making it a compelling investment opportunity.
[Elior Levi - \(954-743-7594\)](#) [Fausto Commercial Realty Consultants Inc](#) eleivi@faustocommercial.com

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The subject duplex at 1741 SW 40th Ter FLL 33317 has two large 1277 SF townhouse style apartment home with 3 bedrooms/2.5 bathrooms with large den is listed at \$335,000/home or \$262/SF compared to a neighborhood recent closing average of \$226,041/Unit or \$281/SF. (NB: The subject has large two story apartment homes that are much superior to these recent sale comparables.)