

665 SE 20TH AVE

7,128 SF Multi-Family Walking
distance to the Beach
Deerfield Beach, FL

Melissa Martz
561-445-3294

Paul Brownell
pbrownell@urgfl.com



Welcome to Deerfield Beach, FL



Deerfield Beach is known for its coastal living, abundant and rich local culture, one of a kind beach and International Fishing Pier. Deerfield Beach offers residents and visitors unparalleled value for their housing or vacation dollar. For this reason, Deerfield Beach continues to be a desired and thriving area for businesses and residents.

Some of the businesses enjoying a long-standing presence in the area include:

National Brands:

- Publix Supermarkets
- Advanced Auto Parts
- McDonalds
- Starbucks Cafes
- WalMart
- Target
- Walgreens and CVS
- * Subway

Popular Local Establishments Include

- Oceans 234
- JB's On the Beach
- Kilwin's Ice Cream
- Quit Waters Park (1 of 54 Parks)
- The Deerfield Beach Arboretum
- Multiple Real Estate Offices who focus on residential rentals

Deerfield Beach provides residents a rich selection of work and play venues, which are two main indicators of a healthy local economy – substantial presence from both locally based and national brands, making it an ideal market in which to own affordable rentals.



Melissa Martz
561-445-3294

Paul Brownell
pbrownell@urgfl.com

www.unitedrealtygroupwellington.com

665 SE 20TH AVE

Overview



TGG Asset Snapshot™

Price: \$5,500,000

- **Location:** 665 SE 20th Ave, Deerfield Beach, FL 33441
- **Walking distance to Deerfield Beach and the Deerfield International Fishing Pier! (Just one block away!)**
- **17 Units (all including 1BR/1BATH. Most are efficiency Style, two are full apartments)**
- **7,128 SF**
- **Ample Parking**
- **Pool in great condition**
- **Two sets of washer/dryer in common area**
- **Sizable outdoor lounge/sitting area**
- **Excellent redevelopment opportunity with existing cash flow OR short-term rental investment**
- **Current zoning allows a building height of 55 Feet**
- **Five of the 17 rooms do not come with kitchen or kitchenette**
- **Approximate annual average short term rental occupancy for the area is 60-70%**
- **Average rental rate charged per night for the area is \$250 to \$300**
- **Average monthly long term rental rate for one bedroom on or near the beach is \$1600-\$2800.**
- **Conveniently central to all local major employment and commerce centers:**
 - **Deerfield Beach (shopping, dining, beach life)**
- **Nearby development in progress:** <https://residenceshillsborobeach.com/>

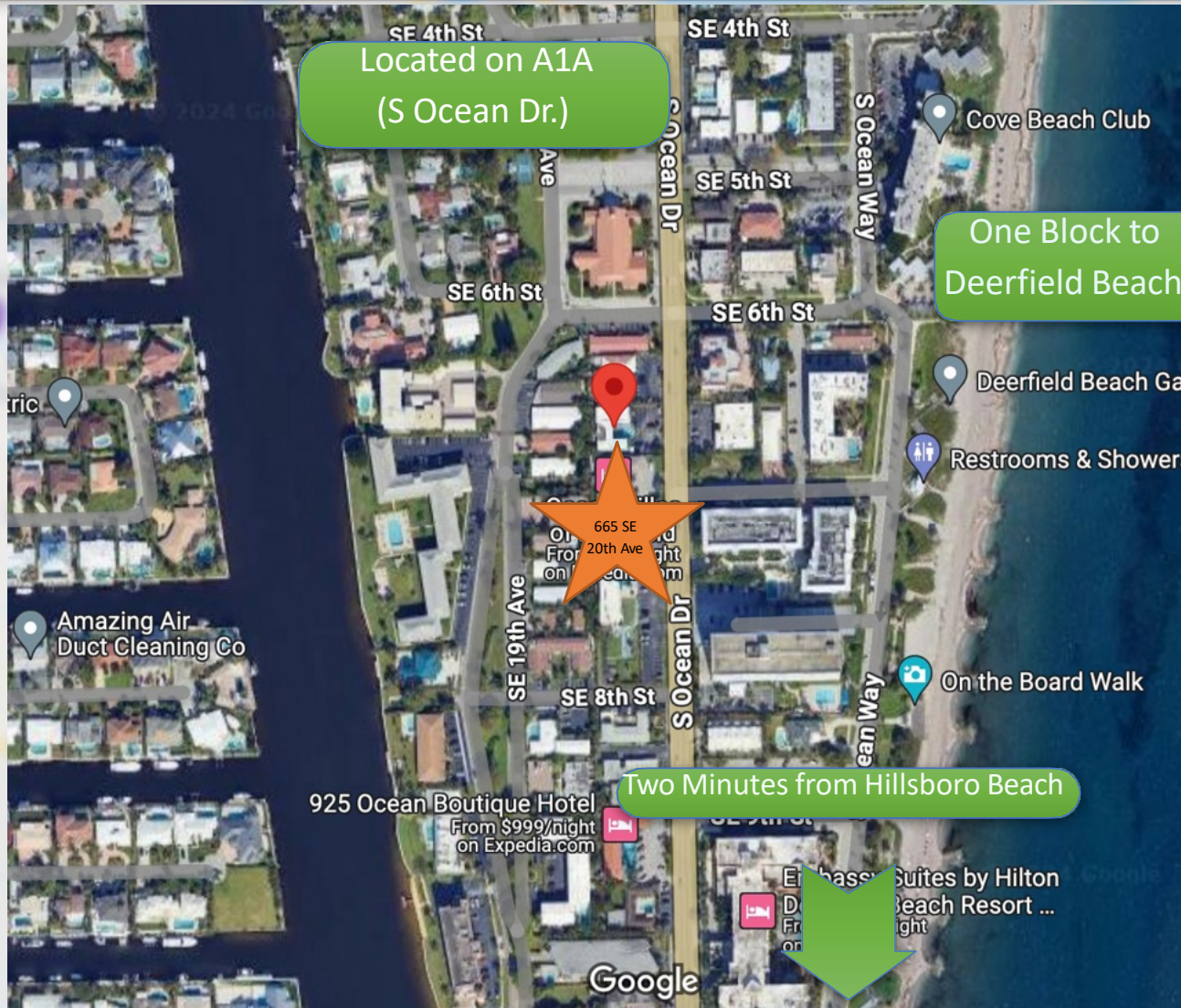
Melissa Martz
561-445-3294

Paul Brownell
pbrownell@urgfl.com

www.unitedrealtygroupwellington.com

665 SE 20th AVE

Location Map



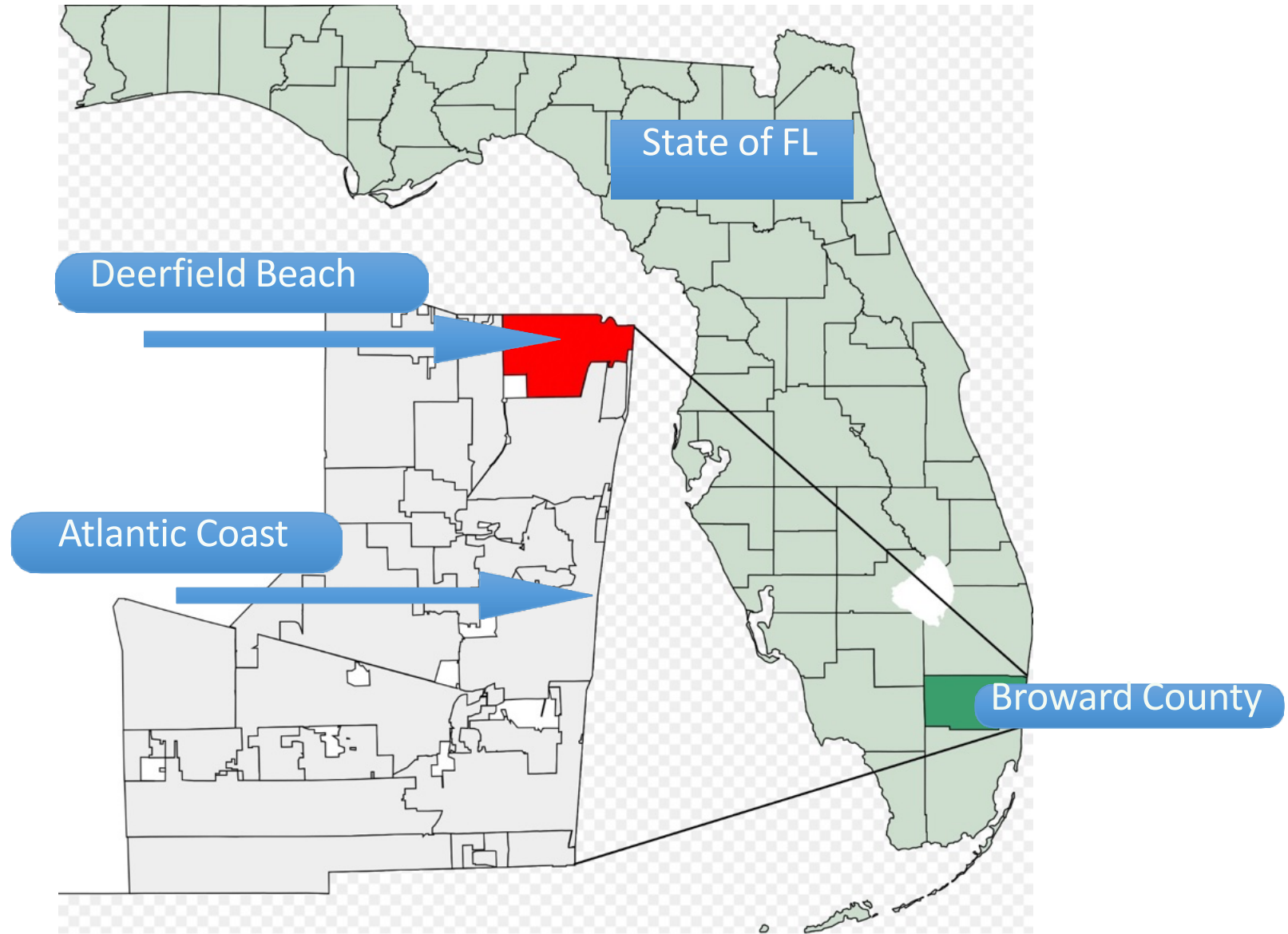
Melissa Martz
561-445-3294

Paul Brownell
pbrownell@urgfl.com

www.unitedrealtygroupwellington.com

665 SE 20TH AVE

State Wide Location Map



Melissa Martz
561-445-3294

Paul Brownell
pbrownell@urgfl.com

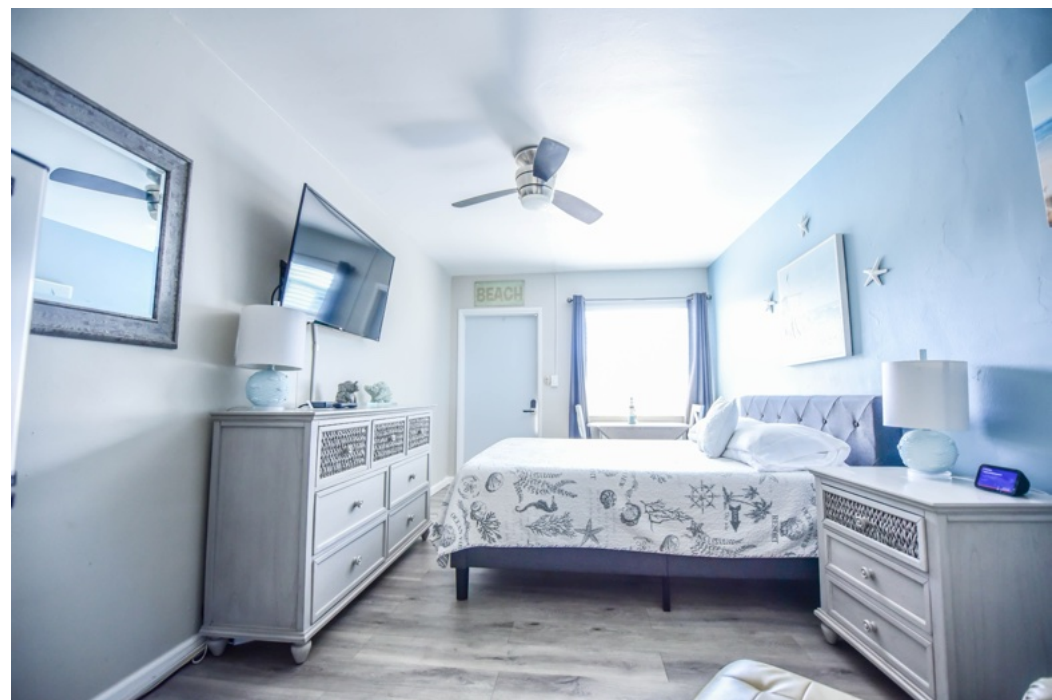
unitedrealtygroupwellington.com

PHOTOGRAPHS

665 SE 20TH AVE



unitedrealtygroupwellington.com











One Block From Deerfield Beach



A1A - Streetview

Contact Listing Agents

For more information or to schedule a property tour please do not hesitate to contact the numbers and/or email addresses below:

Melissa Martz

Melissamartzesq@gmail.com

561-445-3294

Paul Brownell

pbrownell@urgfl.com

