

FOR SALE



# RARE 5-PLEX IN VICTORIA PARK

560-590 NE 15<sup>TH</sup> AVENUE  
FORT LAUDERDALE  
FL, 33301



PREMIER  
INVESTMENTS REALTY

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# OFFERING SUMMARY

PREMIER INVESTMENTS REALTY is pleased to present the exclusive listing for 560 NE 15<sup>th</sup> Ave, Fort Lauderdale, FL 33301.

Built in 1954, this property is comprised of a freestanding building with 2,763 square feet with 5 units, each offering 1 bedroom and 1 bathroom, with separate power meters, and sitting on roughly 0.14 acres of land, located in the affluent and rapidly growing community of Victoria Park in Fort Lauderdale, FL, minutes from Las Olas and the beach. The property also features a separate structure for community laundry.

Area is **Zoned RC-15, RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY**, allowing for the development and new construction of high end townhomes, which is being frequently seen in the area.

We are proud to offer investors an exclusive opportunity to acquire a turnkey high-quality building with a reliable and unique ability to create value through continued ownership through its multiple possible uses, including long term rental, short term vacation rental, and redevelopment.

Please contact us for more information on this unique offer.



## OFFER PRICE

\$1,249,900



# PROPERTY INFORMATION



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<b>BUILDING SQFT</b>	2,763 SQFT
<b>YEAR BUILT</b>	1954
<b>LOT SIZE (ACRES)</b>	0.14 - CORNER LOT
<b>PARCEL ID</b>	<b>5042 02 11 0130</b>
<b>BUILDING DESCRIPTION</b>	5 UNITS. ALL 1/1. SEPARATE LAUNDRY STRUCTURE.
<b>ZONING DESCRIPTION</b>	RC-15, RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
<b>COUNTY</b>	BROWARD
<b>LOT</b>	CORNER LOT
<b>BEDROOMS</b>	5
<b>BATHROOMS</b>	5
<b>PARKING SPACES</b>	5+



# PROPERTY FEATURES



- ROOF - REPLACED 2023
- 3 UNITS WITH NEW MINI SPLITS. 2 UNITS WITH WALL UNITS
- NEW UPDATED ELECTRIC THROUGHOUT - 6 METERS
- 3 REMODELED UNITS (FLOORS, HIGH HATS, PAINT, APPLIANCES, BATHROOMS)
- PAVED PARKING LOT - CORNER - 5 SPACES +
- SEPARATE STRUCTURE - LAUNDRY ROOM
- PVC PIPES
- 2 LONG TERM TENANTS ON MONTH-TO-MONTH BASIS & 1 NEW ANNUAL LEASE



# CITY/AREA INFORMATION



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Known as the "Venice of America", Fort Lauderdale has 165 miles of inland waterways across the city.

In addition to tourism, Fort Lauderdale has a diversified economy including marine, manufacturing, finance, insurance, real estate, high technology, avionics/aerospace, film, and television production. The city is a popular tourist destination with an average year-round temperature of 75.5 °F (24.2 °C) and 3,000 hours of sunshine per year.

Greater Fort Lauderdale hosted more than 13 million overnight visitors in 2018. Each year nearly four million cruise passengers pass through its Port Everglades, making it the third largest cruise port in the world.

With over 50,000 registered yachts and 100 marinas, Fort Lauderdale is also known as "the yachting capital of the world."



Quaint Victoria Park is an upscale residential area reminiscent of Old Florida, with luxury estates and traditional 1930s "cracker" houses. Holiday Park has jogging trails, tennis courts, and playing fields, while Victoria Park draws water sports enthusiasts for kayaking and stand-up paddleboarding.

Victoria Park, is a historic neighborhood offering a mix of traditional homes and modern townhomes, all set amidst lush greenery and beautiful parks.

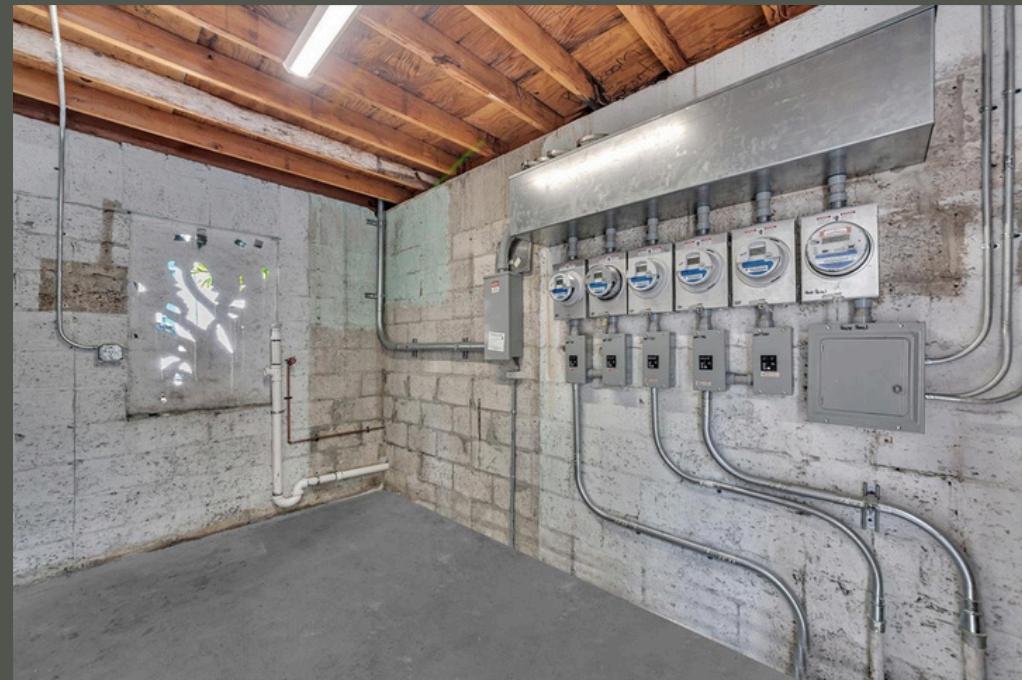
One of the highlights of Victoria Park is its stunning architecture. From historic homes with traditional details to modern townhomes with sleek lines, the neighborhood offers a wide range of styles to choose from.

Victoria Park is only a short walk from the famous beachfront promenade, the historic Riverwalk and well known Las Olas, for some shopping and dining.

Victoria Park is a charming and picturesque neighborhood that offers the best of both worlds: a quiet and peaceful atmosphere with easy access to all the excitement and amenities of the city.

# PHOTOGRAPHS





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE PREMIER INVESTMENTS REALTY ADVISOR FOR MORE DETAILS.