



Multi-Family Opportunity in Fort Lauderdale

Seven (7) Units

OFFERING MEMORANDUM

Katja Pressman, Investment Professional
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Keyes

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EXCLUSIVELY LISTED BY

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Keyes Company

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Boca Raton, Florida

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EXECUTIVE SUMMARY

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Listing Price: \$2,200,000

PROPERTY HIGHLIGHTS

This prime multi-family property in the highly sought-after Victoria Park neighborhood presents an outstanding investment opportunity in one of Fort Lauderdale's most desirable rental markets. Just minutes from Las Olas Boulevard, downtown, and the beach, the location offers exceptional lifestyle appeal that consistently attracts quality tenants. With convenient access to US-1, Broward Boulevard, and I-95, residents enjoy seamless connectivity to major employment centers and the airport. Positioned in a high-demand area known for strong appreciation and rental stability, this property delivers both immediate income potential and long-term growth.

LOCATION OVERVIEW

- **Vibrant Urban Core:** Located in the heart of Victoria Park, this property sits just minutes from Las Olas Boulevard and Downtown Fort Lauderdale, where residents enjoy upscale dining, boutique shopping, art galleries, nightlife, and a thriving business district that fuels consistent rental demand.
- **Coastal Lifestyle Appeal:** Fort Lauderdale's world-famous beaches, waterfront parks, and marinas are only a short drive or bike ride away, offering tenants the perfect blend of relaxed coastal living and walkable neighborhood charm in one of the city's most desirable residential enclaves.
- **Strong Investment Fundamentals:** Supported by steady population growth, expanding employment centers, limited in-town housing supply, and a resilient rental market driven by lifestyle and professional demand, Victoria Park presents a compelling opportunity for stable income and long-term appreciation.



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Building Information

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ADDRESS:	825 NE 6 th Street
CITY/STATE:	Fort Lauderdale, Florida
PARCEL ID:	4942-34-07-4220
COUNTY:	Broward County
Use Code:	08 / Multi-Family 2-9 Units
ZONING:	RMM-25
LOT SIZE / SF:	0.155 acres / 6,750
YEAR BUILT:	1967
TOTAL UNITS:	Seven (7)
TOTAL BEDS:	Eight (8)
TOTAL BATHS:	Eight (8)
BUILDING SF:	3,636



Building Information

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SUBDIVISION:	Victoria Park / Progresso
% AIR CONDITIONED:	100
RE TAXES:	28,060.70
FLOORING:	Carpet; Tile
COOLING:	Electric
HEATING:	Electric; Window/Wall
ROOF:	S-Tile
TENANT PAYS:	Cable; Electric
UTILITIES:	Cable; Electric; Municipal Water; Public Sewer; Public Water
CEILING	Sheet Rock
LEASE:	Annual
MISCELLANEOUS:	Fenced; Kitchen Facilities



Unit Overview

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UNIT 1:	1 Bedroom, 1 Full Bath, \$1,800 Annual Rent
UNIT 2:	1 Bedroom, 1 Full Bath, \$1,700 Annual Rent
UNIT 3:	2 Bedrooms, 2 Full Baths, \$2,163 Annual Rent
UNIT 4:	1 Bedroom, 1 Full Bath, \$1,800 Annual Rent
UNIT 5:	Efficiency, 1 Full Bath, \$1,200 Annual Rent
UNIT 6:	Efficiency, 1 Full Bath, \$1,200 Annual Rent
UNIT 7:	1 Bedroom, 1 Full Bath, \$1,800 Annual Rent





PROPERTY PHOTOS

EXTERIOR PHOTOS

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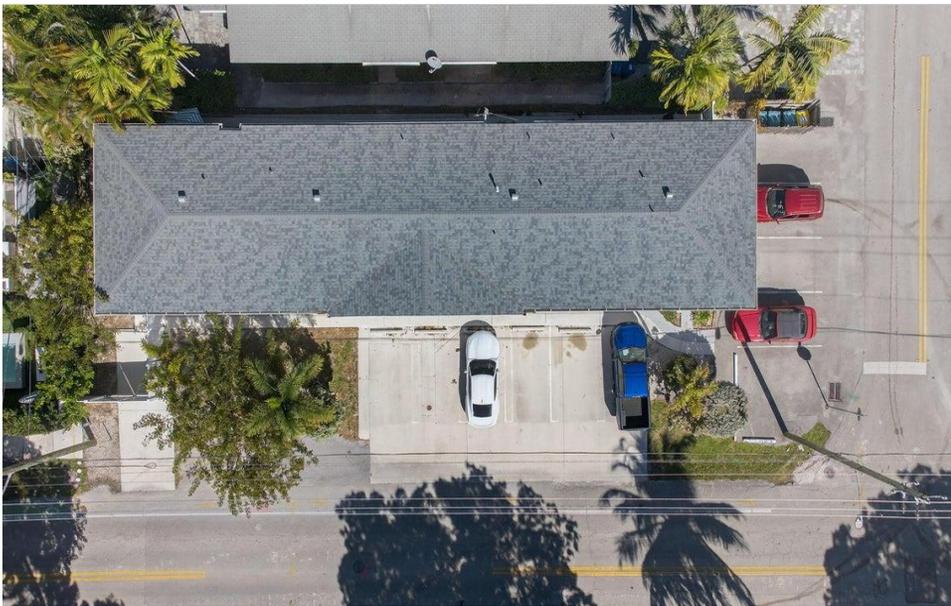


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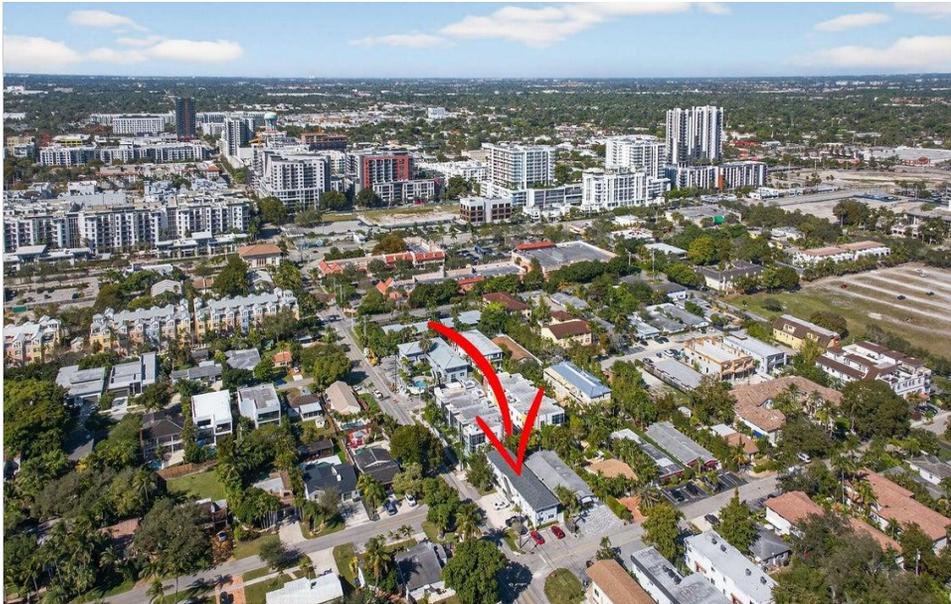


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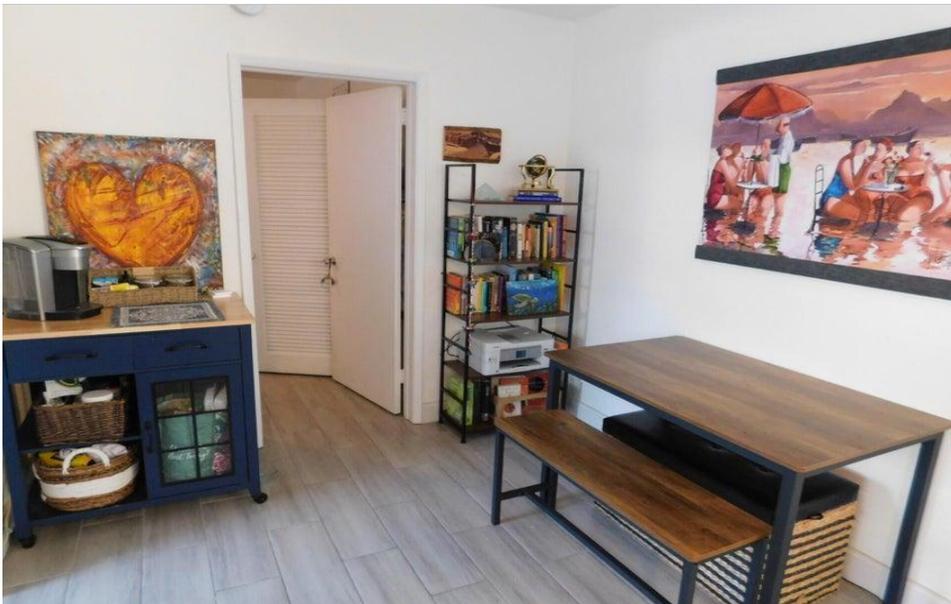


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AREA OVERVIEW

LOCATION OVERVIEW

Delray Beach

Delray Beach, Florida, is a lively coastal city located in Palm Beach County. Known for its upscale yet laid-back atmosphere and vibrant cultural scene, the city boasts a bustling downtown centered around Atlantic Avenue, filled with boutique shops, art galleries, and an impressive selection of restaurants and cafés. Delray Beach's stunning beachfront is a major draw, featuring clean sandy shores, crystal-clear waters, and a wide range of recreational activities. The city is also home to the Arts Garage, a popular venue offering live music, theater, and visual arts that contribute to its creative energy. A strong sense of community is reflected through frequent festivals, green markets, and local events that bring residents and visitors together. With its prime location near major highways and airports, Delray Beach offers both convenience and charm, making it an attractive destination for tourists and those looking to call it home.



Fort Lauderdale drives income through tourism, its growing downtown business sector, world-class beaches, and a vibrant dining and entertainment scene that supports strong local commerce and hospitality demand.



Fort Lauderdale offers a diverse, welcoming community of professionals, families, entrepreneurs, and retirees who contribute to its vibrant, coastal, and culturally dynamic atmosphere.



Fort Lauderdale's economy thrives on tourism, marine and boating industries, small businesses, and a growing real estate market that fuels local commerce and ongoing development.



Fort Lauderdale offers well-maintained parks, reliable infrastructure, and efficient public services that support a high quality of life for residents and businesses alike.

LOCAL ATTRACTIONS

Fort Lauderdale

Fort Lauderdale is a vibrant coastal city anchored by **Las Olas Boulevard**, known for its boutique shopping, dining, galleries, and nightlife, and the iconic **Fort Lauderdale Beach**, offering pristine shoreline and waterfront experiences. Cultural and outdoor highlights include the scenic **Riverwalk Fort Lauderdale** and the historic **Bonnet House Museum & Gardens**, blending arts, history, and the city's signature coastal lifestyle.



DEMOGRAPHICS



 POPULATION	0.3 mile: 2,131 0.5 miles: 5,454 1 mile: 21,710
 HOUSEHOLDS	0.3 mile: 1,130 0.5 miles: 2,700 1 mile: 8,265
 FAMILIES	0.3 mile: 452 0.5 miles: 650 1 mile: 2,125
 AVG HH SIZE	0.3 mile: 1.9 0.5 miles: 2 1 mile: 2.6
 MEDIAN AGE	0.3 mile: 45 0.5 miles: 43 1 mile: 38
 MEDIAN HH INCOME	0.3 mile: \$103,468 0.5 miles: \$87,776 1 mile: \$80,647
 AVG HH VALUE	0.3 mile: \$394,216 0.5 miles: \$368,674 1 mile: \$343,457



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