

# JUST LISTED!

## 701 NE 8TH ST

📍 701 NE 8th St, Hallandale Beach, FL 33009

### INVESTMENT HIGHLIGHTS

- Rare Opportunity To Acquire A Well-Maintained Multifamily Asset In The Heart Of Hallandale Beach
- Two-Story Garden Style Building Situated On Approximately 0.21 Acres Of Land
- Property Features Strong Day 1 Cash Flow With The Ability To Further Increase Rents By Almost 11.63% With Little To No Capital Expenditures
- Spacious Units All Featuring Tile Flooring, Stainless Steel Appliances, Premium Kitchen Cabinetry, Quartz Countertops, Updated Bathrooms, And More
- All Units Separately Metered For Electricity
- Some Exterior Improvements Include Recently Repaved Parking And Relatively New Roof (5 Years)
- 40-Year Recertification Was Completed
- Units Offer Central Air-Conditioning Throughout And Separate Hot Water Heaters
- Prime Hallandale Beach Location Within Walking Distance To The Big Easy Casino, Restaurants, Retailers, Nightlife, And More
- Located Just Off N Federal Hwy (US-1) And NE 8th St Providing Easy Access To Anywhere In Broward And Miami-Dade Via I-95

### INVESTMENT DETAILS

Price	\$2,100,000
Cap Rate	4.94
NOI	\$103,766.00
Number of Units	10
Building Size	6,044 SF
Price PSF	\$347.45
Year Built	1973







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**RYAN WOLD (LEAD)**  
 Director  
 FL #SL3424080  
 954.312.1678  
[ryan.wold@franklinst.com](mailto:ryan.wold@franklinst.com)

**DAN DRATCH**  
 Regional Managing Director  
 FL #SL3341163  
 954.312.1677  
[dan.dratch@franklinst.com](mailto:dan.dratch@franklinst.com)

**ALEC LAU**  
 Senior Associate  
 FL #SL3511365  
 954.487.1934  
[alec.lau@franklinst.com](mailto:alec.lau@franklinst.com)