

3740 & 3744 West Hallandale Beach Boulevard | Pembroke Park, FL 33023

# EXCLUSIVE FOR SALE



## PROPERTY DESCRIPTION

The property is comprised of two adjacent low-rise multifamily buildings with 4 residential units in each building.

## PROPERTY HIGHLIGHTS

- Situated directly on Hallandale Beach Boulevard (SR 858), a primary commuter route linking Hollywood, Hallandale Beach, and Miami-Dade County
- Convenient access to I-95 and Florida's Turnpike, providing connectivity to Miami-Dade and Palm Beach counties
- Minutes to Fort Lauderdale Hollywood International Airport and regional transit options including Tri-Rail and Broward County bus routes
- Close to retail, grocery, dining, and daily services along Hallandale Beach Boulevard and nearby US-441
- Proximity to major employment hubs in Hollywood, Hallandale Beach, Aventura, and North Miami

## ZONING

Zoned B-1 Business District, permitting multifamily residential use along with a broad range of retail, office, and service-oriented commercial uses, with allowable building heights up to 100 feet, providing long-term redevelopment and mixed-use flexibility within a high-visibility commercial corridor.

## OFFERING SUMMARY

Sale Price:	\$1,700,000
Number of Units:	8
Lot Size:	14,000 SF
Building Size:	4,210 SF
NOI:	\$103,595.34
Cap Rate:	6.09%

UNIT TYPE	COUNT
1 BR / 1 BA	4
2 BR / 1 BA	4
<b>Total</b>	<b>8</b>



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