

JUST LISTED!

FALL RIDGE OF DELRAY

📍 1100 SW 4th Ave, Delray Beach, FL 33444

INVESTMENT HIGHLIGHTS

- Extremely Rare Opportunity To Acquire A 60-Unit, Villa-Style Multifamily Community In The Prestigious Delray Beach Area
- Property Consists Of 15 Buildings Sitting On A Large 4.86 Acre Lot
- Desirable Unit Mix Consisting Of ALL Spacious 2 Bed 2 Bath Units
- Complete Ownership Of 60/60 Units Within The Community
- Large Site Ripe For Potential Future Redevelopment With Favorable Zoning
- All Electrical Subpanels Have Been Updated And New Roofs & Appliances As Needed
- Some Interior Improvements Include Two Fully Updated Units Featuring New Flooring, New Stainless Steel Appliances, Kitchen Cabinets & Countertops, Updated And Modern Bathrooms, Etc.
- All Units Feature Washer/Dryer Hook Ups And Central Air-Conditioning
- Community Amenities Include Ample Parking Space For Both Tenants And Guests And Outdoor Community Space Featuring A Playground
- Prime Delray Beach Location Within Walking Distance To Restaurants, Retailers, Schools, And More
- Located Just North Of Linton Blvd Providing Tenants Easy Access To Downtown, The Beach, And Anywhere In Palm Beach County Via I-95 And US-1

INVESTMENT DETAILS

Price	\$18,250,000
Cap Rate	4.81%
Number of Units	60
Building Size	51,300 SF
Price PSF	\$355.75
Year Built	1980
Lot Size	4.9 Acres
Zoning	RM-MULTIPLE FAMILY (MEDIUM) (12-DELRAY BEACH)





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