

**DUPLEX | 3608-3612 NE 22ND AVENUE | FORT LAUDERDALE | 2 Units**

### OFFERING SUMMARY

Assessor's Parcel Number	06-2229-057-0150 & 06-2229-057-0170
Price	\$590,000
Price per Unit	\$295,000
Price per Gross Square Foot	\$289.93
Current Cap Rate	4.16%

### SITE DESCRIPTION

Number of Units	2 Units
Number of Buildings	1
Number of Stories	1
Year Built	1961
Gross Square Foot	2,035 SF
Lot Size	0.23 Acres



### PROPERTY SUMMARY

The 3608-3612 NE 22nd Avenue duplex is located one block east of North Federal Highway (US-1) in the Coral Ridge neighborhood of East Fort Lauderdale. The property consists of a one-bedroom and one-bathroom unit and a two-bedroom and two-bathroom unit. Each unit has central air-conditioning and heat and residents pay for their own utilities. The property is situated on an approximately 10,000 square foot lot that is lushly landscaped with mature palm trees, a mango and two avocado trees which provide shade to the fenced in back yard. There is a carport with two covered spaces and four additional parking spaces on the property.

The property is centrally located in Fort Lauderdale and is a few blocks from Coral Ridge Mall, walking distance to many restaurants, shopping and entertainment. The property is just a few blocks from the intersection of Oakland Park Boulevard and Federal Highway. The property is also only a few minutes drive from the beach. There are many jobs and good schools in the immediate area. This property would be ideal for an owner to live in one unit and rent the other for extra income, lease the units for investment or a possible redevelopment in townhomes which has been done on the adjacent property.

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### INVESTMENT HIGHLIGHTS

- Highly Desirable Coral Ridge Location
- Located East of North Federal Highway (US-1) Just North of the Coral Rdige Mall
- Duplex with One-Bedroom and Two-Bedroom Units
- Impact Resistant Windows
- Very Strong Residential Neighborhood
- Close to Shopping, Entertainment and Restaurants

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