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WATERFRONT 7 UNIT APT BLDG WITH BOAT DOCKAGE

1400 Bayview Drive, Fort Lauderdale

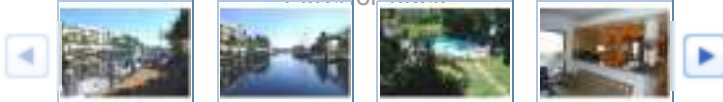


| | |
|--------------------|------------------|
| Price: | \$759,000 |
| No. Units: | 7 |
| Building Size: | 4,401 SF |
| Price/Unit: | \$108,428.57 |
| Property Type: | Multifamily |
| Property Sub-type: | Garden/Low-Rise |
| Property Use Type: | Investment |
| Commission Split: | 3% |
| No. Stories: | 2 |
| Year Built: | 1950 |
| Tax ID / APN #: | 494236021370 |

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Last Verified 1/21/2011
Listing ID 16863162

Exterior back



Highlights

- ➔ Deepwater dockage, no fixed bridge ocean access
- ➔ Large owner's 2/2 with expansive waterfront deck
- ➔ Corner lot in prestigious Coral Ridge
- ➔ Swimming pool & separate garage/storage
- ➔ Walk to Galleria Mall, tennis center, & "A" rated elementary school
- ➔ East of Federal Highway near beach

Description

Navigate with no fixed bridge access to the ocean! Just 400 yards along this deepwater canal bring you to the Intracoastal Waterway. Nestled on a corner lot this property offers a tropical ambiance surrounding the swimming pool. Large owner's 2/2 unit with private expansive deck overlooks dock.

The two story building offers water views from several apartments. All apartments are equipped with central air conditioning and are metered separately for electricity. There is a separate garage/storage building. This complex is ideal for an owner occupant or an investor who can appreciate the surrounding upscale residential community.

The Galleria Mall, George English Tennis Center, and "A" rated Bayview Elementary School are all within a few blocks of the property. Tenants also appreciate the beach and downtown business district being in very close proximity. East of Federal Highway in ideal Coral Ridge location. Just north of Sunrise Blvd and south of Oakland Park Blvd.

Financial Summary | [Unit Mix Information](#)

| | Proforma |
|------------------------|-----------------|
| Effective Gross Income | \$76,560 |
| Operating Expenses | \$38,390 |
| Net Operating Income | \$38,170 |

Map of 1400 Bayview Drive, Fort Lauderdale, FL 33304 (Broward County)

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