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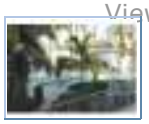
INTRACOASTAL POINT LOT 5 UNIT APT BLDG

2895 NE 33 Court, Fort Lauderdale, FL 33306

View from water



Price:	**$2,495,000**
No. Units:	**5**
Building Size:	7,519 SF
Price/Unit:	$499,000
Property Type:	Multifamily
Property Sub-type:	Garden/Low-Rise
Property Use Type:	Investment
Commission Split:	3%
No. Stories:	2
Year Built:	1959
Lot Size:	17,500 SF
Tax ID / APN #:	494224040300

Find Out More...

Last Verified 1/21/2011
Listing ID 16204800

Attachments

Aerial and plat maps (135 KB)

Highlights

- 125 ft along Intracoastal and 141 ft on side canal providing magnificent deepwater views.
- Boat dockage with no fixed bridge access to the ocean.
- Five spacious 2/2's with picture window views.
- Beautifully landscaped garden with pool.
- Covered parking.
- Very rare because similar lots are generally reserved for single family residences.

Description

This apartment building consists of 5 spacious two bedroom, two bath units each with a waterway view. Upon entry to this cul-de-sac property the uniqueness of the complex is apparent. Enjoy the privacy of the end of the block locale, park your car undercover, stroll tranquil gardens surrounding the swimming pool, bask on the patio, and then relax indoors while picture windows bring in the views of the water from sunrise to sunset.

Apartments are each equipped with central air conditioning and are metered separately for electricity allowing for flexibility in the operation of the complex. This retreat could be ideal for an owner and their guests or to offer tenancy.

Property is situated in prestigious Coral Ridge Country Club east of Federal Highway with entry off Bayview Drive. The beach, shopping, and fine dining are all less than a mile from the complex.

Located east of Federal Highway (US1) north of Oakland Park Blvd and south of Commercial Blvd, on the west bank of the Intracoastal Waterway.

Financial Summary

Unit Mix Information

	Proforma
Scheduled Gross Income	$148,200
Operating Expenses	$72,835
Net Operating Income	$75,365