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3530 NE 23 AVE, Lighthouse Point, FL 33064



Price:	\$2,195,000
No. Units:	8
Building Size:	10,340 SF
Price/Unit:	\$274,375
Property Type:	Multifamily
Property Sub-type:	Garden/Low-
Property Use Type:	Investment
Commission Split:	2%
Cap Rate:	6%
Occupancy:	100%
Lot Size:	16,000 SF

Description

Location location location this building is a little gem all 8 units are upgraded. The building maintained impeccably and it is always fully occupied.

Make sure that you do not visit the building we do not want to alarm our tenants that we are negotiating in the sales process please contact me for confidentiality agreements this one is the last long. Every unit has been purchased along with the land lease giving you tremendous advantages

Located in the heart of lighthouse point very The location could even be condo conversions future date townhomes it is waterfront property. A small city of just over 10,000 people, Lighthouse Point in northeastern Broward County, Florida is a serene enclave in an increasingly busy region. Lighthouse Point, Florida real estate is easy to access -the I-95 is minutes away nonetheless has the secluded feel of a haven that's far-removed from the hustle and bustle

urban life.

A contender for CNN/Money magazine's 2007 Best Places to Live list, Lighthouse Point is so much a small town.

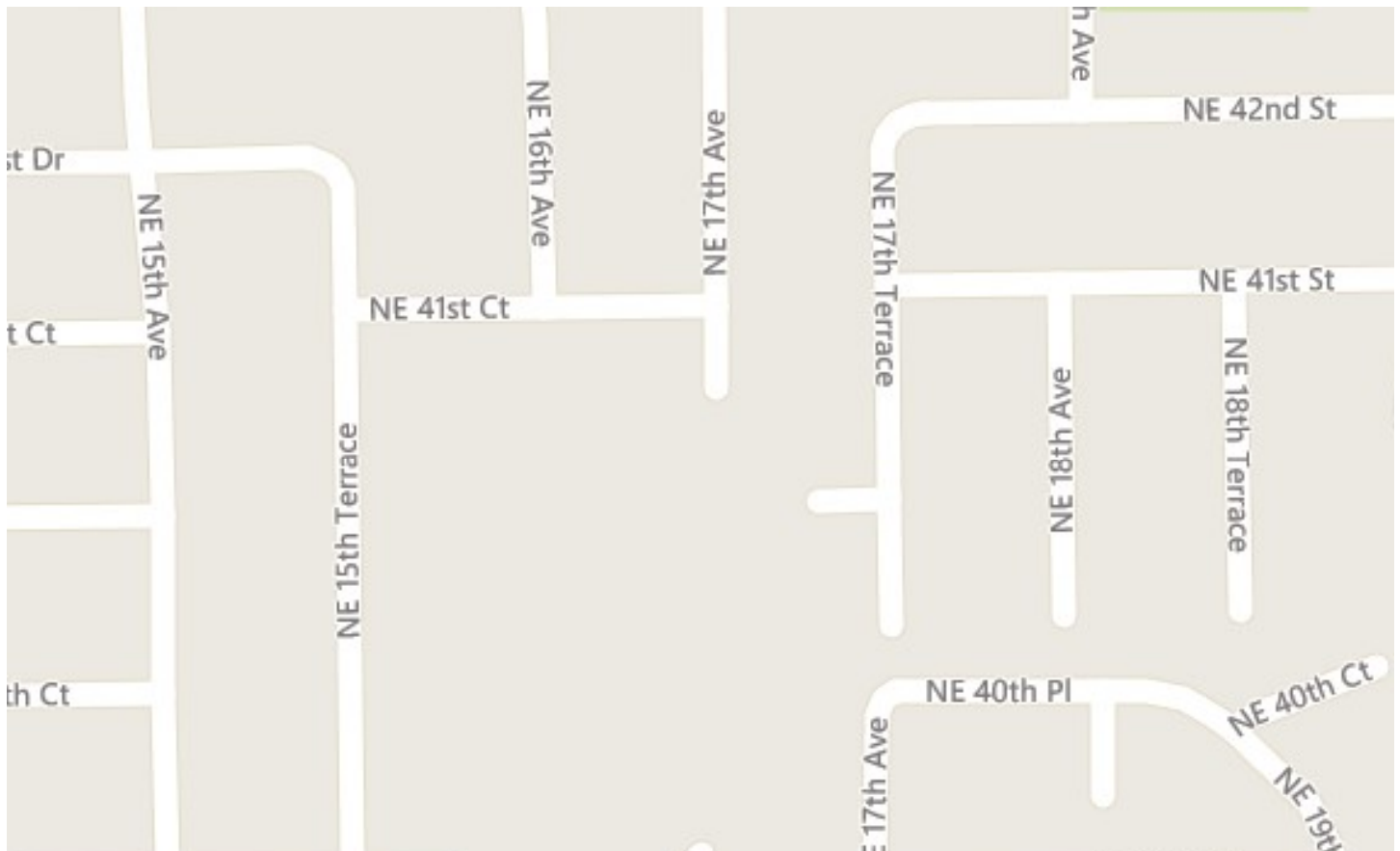
Though it's officially a city, the community here is more closely knit and the atmosphere is generally tranquil. This is one of the many reasons why Lighthouse Point, Florida real estate is some of the most sought-after on the Gold Coast.

Separated from the Atlantic by the Town of Hillsboro Beach, which lies across the Intracoastal Waterway on a narrow strip of land, Lighthouse Point gets their name from the nearby Hills Inlet lighthouse. It is characterized by its extensive network of canals and boating-oriented culture.

Financial Summary

	Actual
Net Operating Income	\$113,700

Map of 3530 NE 23 AVE, Lighthouse Point, FL 33064 (Broward County)



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