

8-UNIT MULTIFAMILY ASSET

426 NW 14TH AVENUE

FORT LAUDERDALE, FL 33311

FOR SALE

THE ALPHA COMMERCIAL

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THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

www.thealphacomm.com

thealphacommercial

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.

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THE LISTING TEAM

JAMIE ROSE MANISCALCO

President & Managing Broker

jamie@thealphacomm.com

201-264-0113



THE ALPHA COMMERCIAL ADVISORS® PROUDLY PRESENTS AN EFFICIENT 8-UNIT MULTIFAMILY ASSET OFFERING DURABLE IN-PLACE CASH-FLOW + MEANINGFUL UPSIDE NEAR DOWNTOWN FORT LAUDERDALE....

This consistently 100%-occupied income property comprises eight market-rate 1-BR/1-BA residences arranged across four duplex-style buildings—an in-demand configuration offering greater privacy via fewer shared walls, and more predictable ongoing capital requirements. The units have been partially improved, with in-unit washers and dryers installed in half, and a clear opportunity to round out improvements to support continued organic rental growth as the area evolves.

In addition to convenient on-site parking, thoughtful features—including individually gated yards for every tenant—create a distinctive living experience within Fort Lauderdale's traditional rental inventory. Positioned in Historic Dorsey-Riverbend near the Sistrunk Corridor, Flagler Village, Brightline, and Downtown Fort Lauderdale, the property offers connectivity to employment, transportation, entertainment, and continued surrounding investment. **Priced-to-sell, this is an ideal opportunity to acquire a manageable, durable cash-flowing asset with consistent occupancy, market-rate income, and a straightforward path to additional value.**

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OFFERING SUMMARY

426 NW 14TH AVENUE

FORT LAUDERDALE, FL 33311

Asset Type:	Multi-Family
Unit Count:	8
Bldg Area:	3,648 SF
Lot Size:	11,865 SF (0.27 acres)
Parking:	9 spaces
Zoning:	RS-8
Opportunity Zone:	Yes
Seller-Financing Available:	Yes
Asking Price:	$1,325,000

Click to View Rent Roll & Due Diligence Folder



INVESTMENT HIGHLIGHTS

- **Durable Market-Rate Cash-Flow:** Consistently 100%-occupied 8-unit multifamily asset with market-rate annual tenants, providing dependable in-place income supported by a proven history of tenant demand.
- **Operationally Efficient Layout:** Four duplex-style buildings support straightforward property operations and more predictable ongoing capital requirements, while adding unique private yards feature for each unit.
- **Embedded Interior Upside:** Partially improved residences—with in-unit washers and dryers already installed in half of the units—provide a clear opportunity to complete and standardize the renovations while supporting continued rental growth.
- **Connected Fort Lauderdale Location:** Historic Dorsey-Riverbend setting near the Sistrunk Corridor, Flagler Village, Brightline, and Downtown Fort Lauderdale, placing residents near major employment, transportation, dining, and entertainment.
- **Compelling Acquisition Basis:** Truly priced to sell, this is a standout opportunity to acquire a manageable multifamily investment with proven income stability, and a clear path to further income growth.

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BIRD'S EYE VIEW



UNIT MIX

Unit Type	#Units	Unit Size
1 Bed / 1 Bath	8	456 SF
TOTAL:	8	
AVERAGE:		456 SF

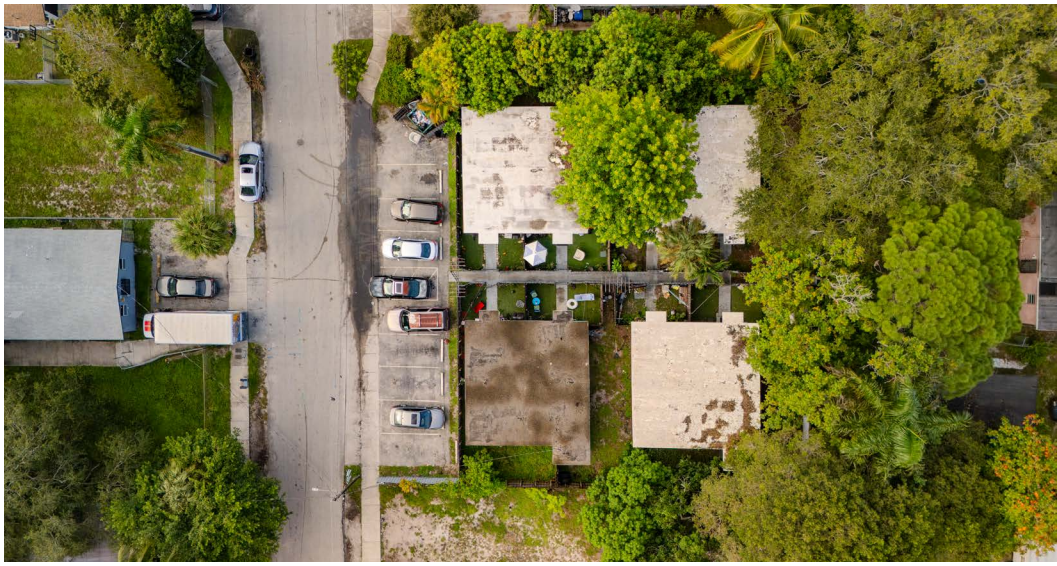
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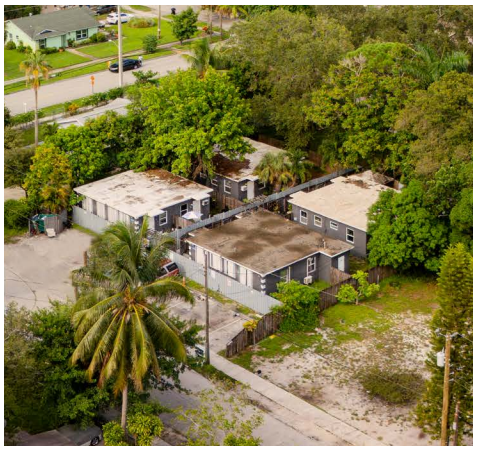
EXTERIOR PHOTOS













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INTERIOR PHOTOS













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NORTHEAST VIEW



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SOUTHWEST VIEW



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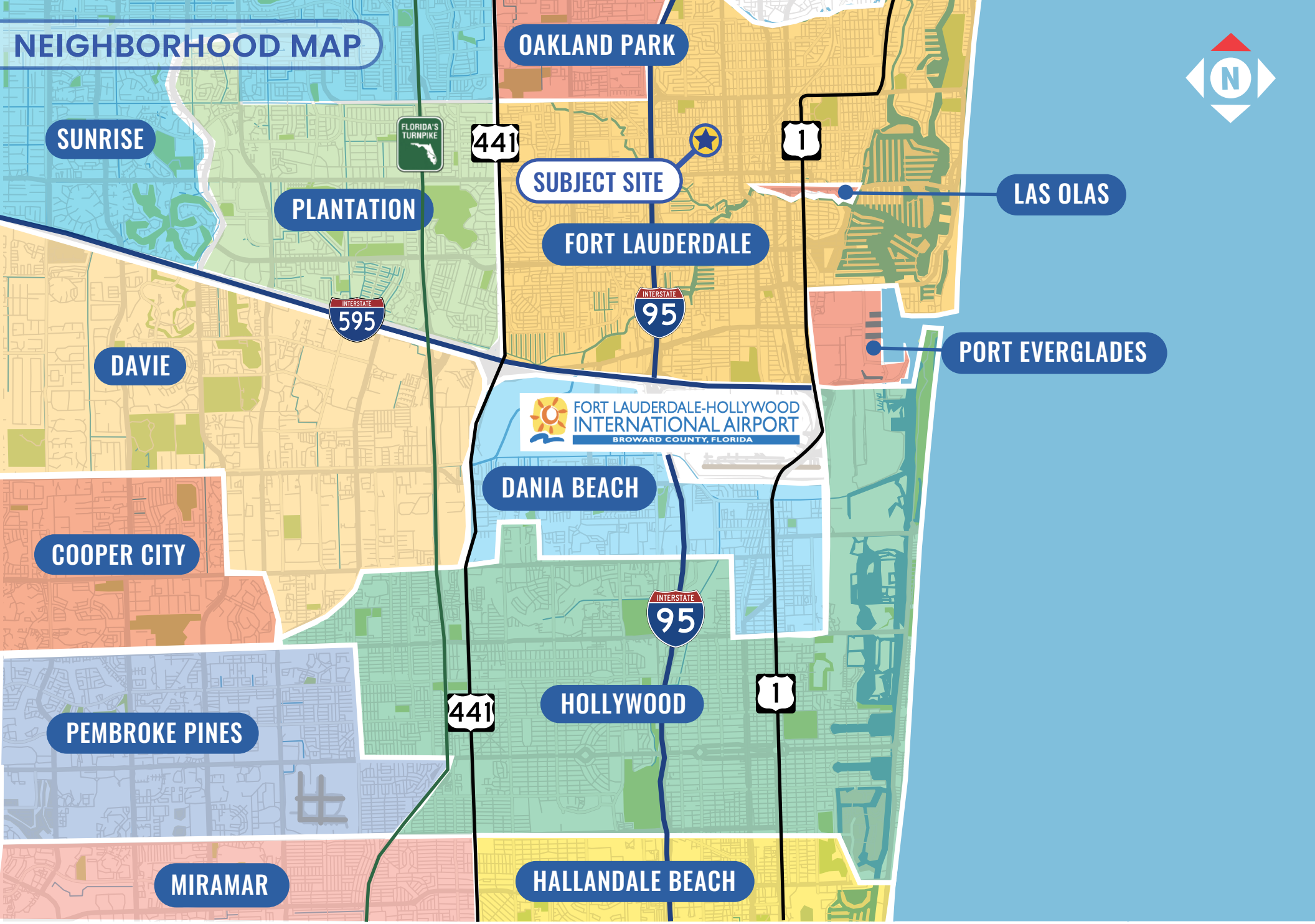
NORTHWEST VIEW



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NEIGHBORHOOD MAP



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