



Multi-Family Development Opportunity

803 & 809 SE 13th Street
Fort Lauderdale, FL 33316

For Sale

martinezteamcommercial.com

Development opportunity in East Fort Lauderdale, Harbordale neighborhood just south of Rio Vista. Two residential properties on Multi-Family zoned land are being sold together.



Asking Price: \$ 1,600,000

Available SF: 2 Properties Available 14300 SF

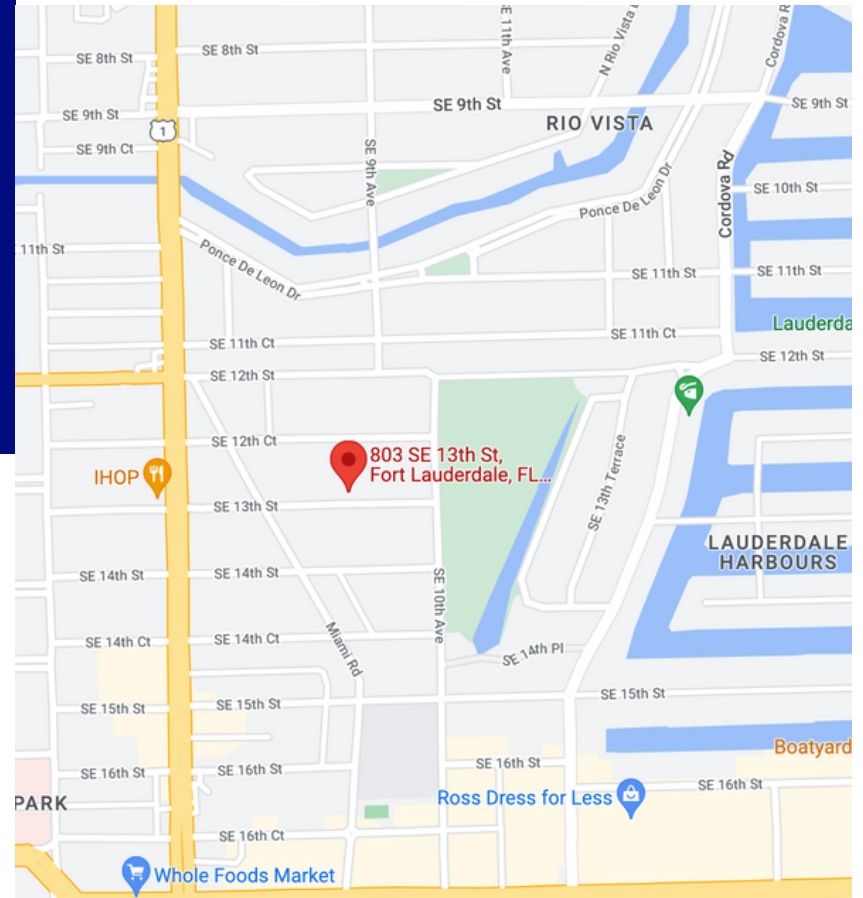
Zoning: RML-25

Property Type: Residential Low Rise Multi-Family

2 Folios: 504214030670, 504214030680

HIGHLIGHTS

- Medium High-Density District
- Develop a Multi-Family building of up to 8 units per city code
- Use as rental properties (Airbnb/VRBO)



DEMOGRAPHICS

	2 mile	5 mile	10 mile
2022 Population	57,172	246,944	1,053,038
2022 Households	28,073	104,626	430,903
Average Household Income	\$119,165	\$92,202	\$81,373

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FOR SALE
@REX REALTY
954.394.7078

NO
PARKING
EXCEPT
FOR
DELIVERIES

MATE

Exterior Photos

803 & 809 SE 13th Street
Fort Lauderdale, FL 33316



Aerial Shot

803 & 809 SE 13th Street
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Cory Friedman
954.242.1418
Cory@MartinezTeamCommercial.com

Gus Martinez, P.A.
954.394.7078
GusMartinez@KW.com



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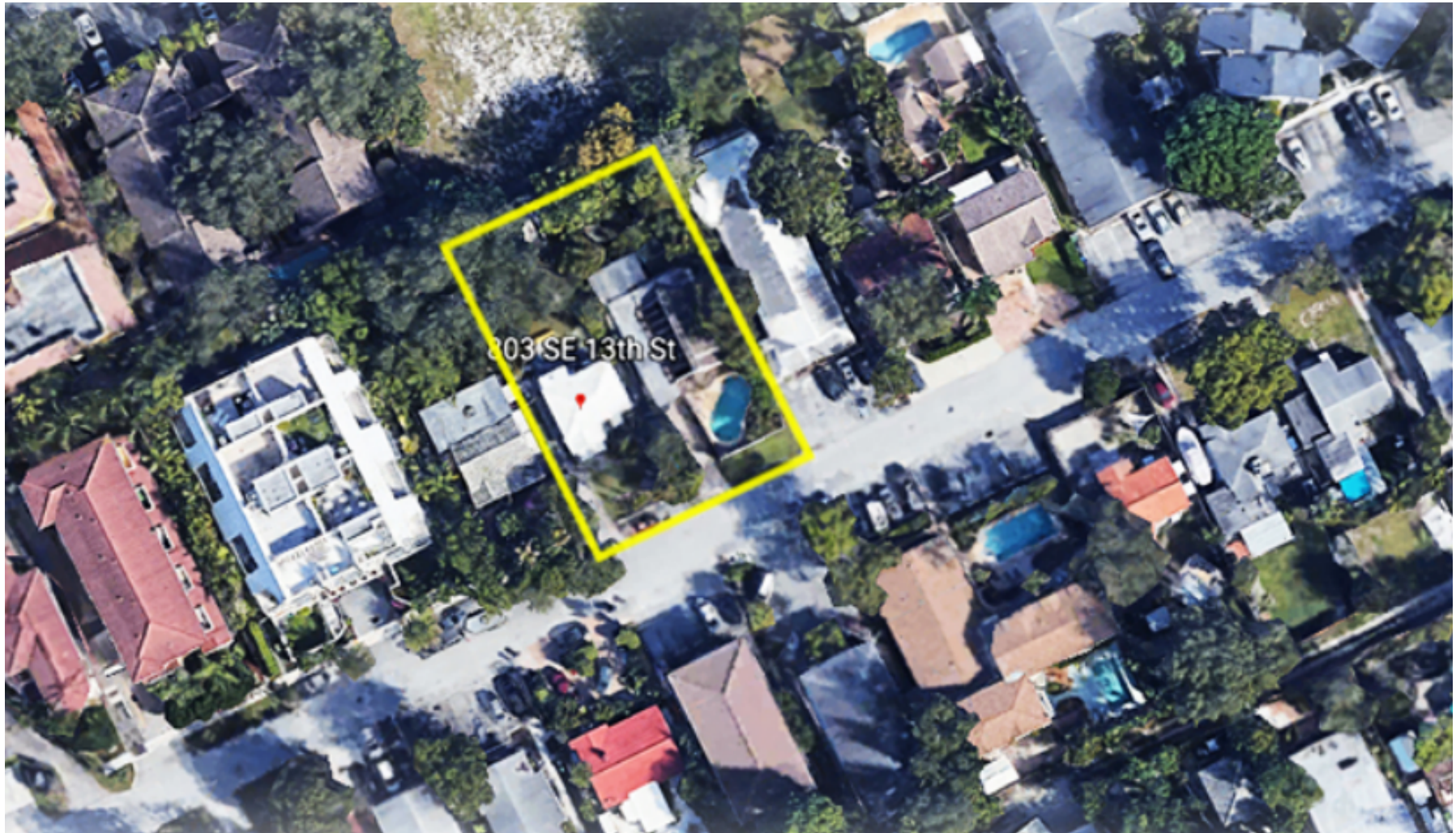
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