



# *Multi-Family Development Opportunity*

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

*For Sale*

[martinezteamcommercial.com](http://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*

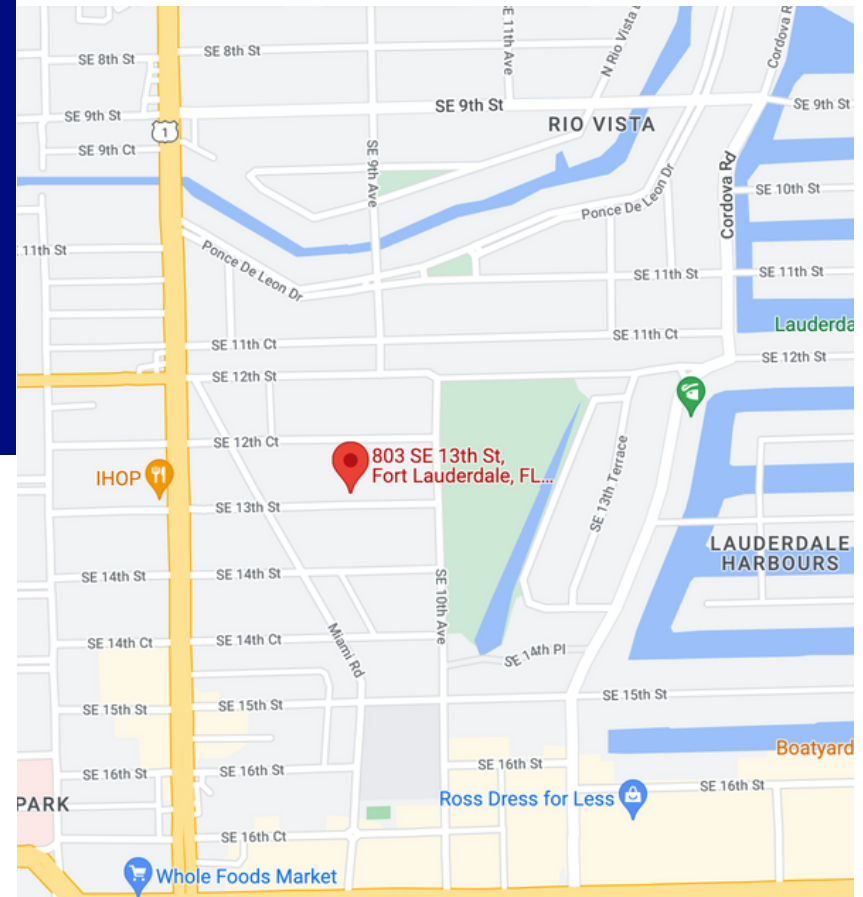
## HIGHLIGHTS

- 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

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







**FOR SALE**  
954.394.7078

NO  
PARKING  
EXC.



*This property's best comparable are the 4 lots directly behind these 2 lots.*

*They sold in May 2022 for \$3,200,000 or \$800,000/lot.*



*The current owner is developing townhomes.*

*This is the best comparison we have for these 2 lots.*





# *Exterior Photos*

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





# *Aerial Shot*

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



Cory Friedman  
954.242.1418  
[Cory@MartinezTeamCommercial.com](mailto:Cory@MartinezTeamCommercial.com)

Gus Martinez, P.A.  
954.394.7078  
[GusMartinez@KW.com](mailto:GusMartinez@KW.com)





# *Aerial Shot*

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



Cory Friedman  
954.242.1418  
Cory@MartinezTeamCommercial.com

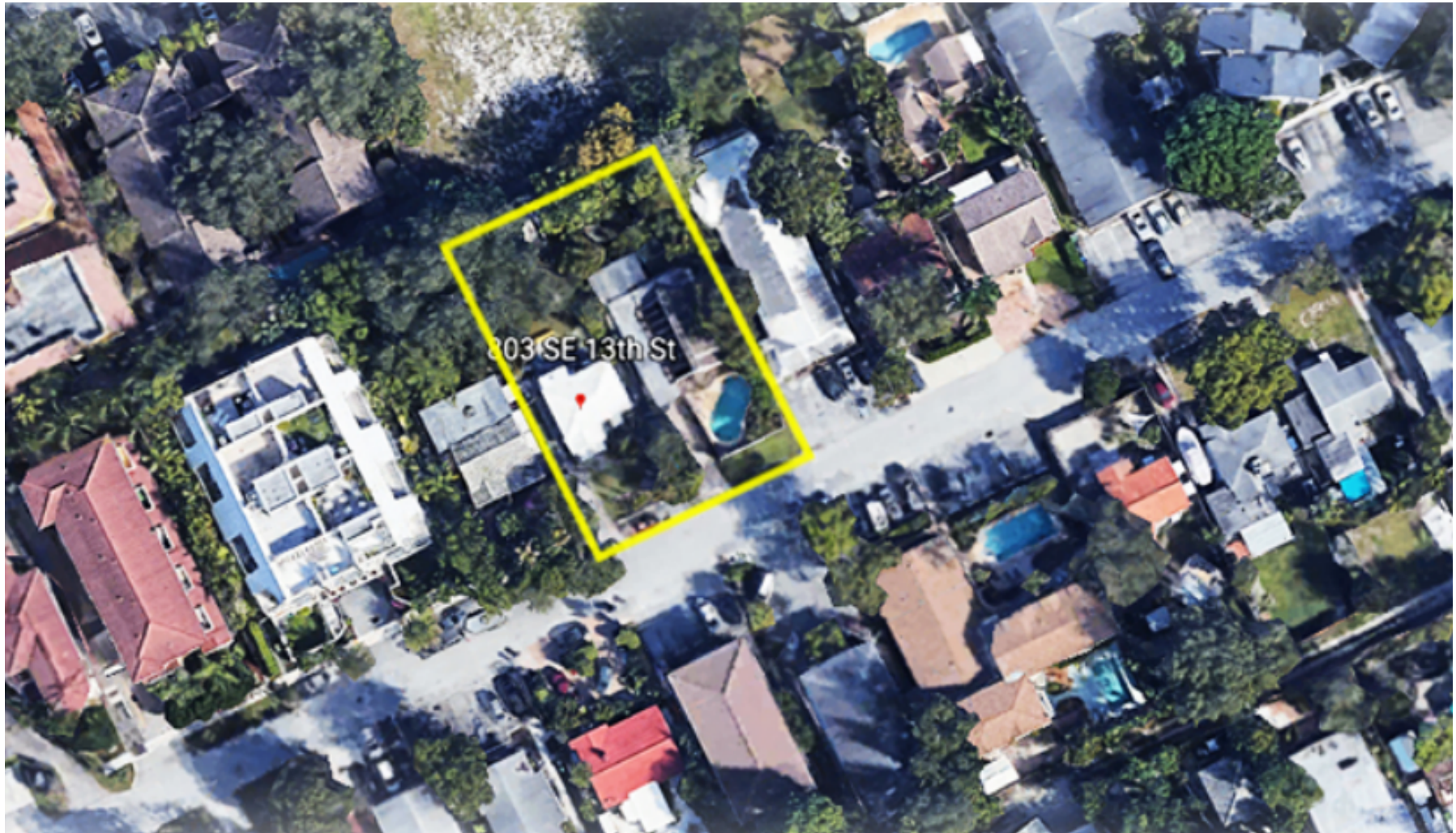
Gus Martinez, P.A  
954.394.7078  
GusMartinez@KW.com





# *Aerial Shot*

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



Cory Friedman  
954.242.1418  
[Cory@MartinezTeamCommercial.com](mailto:Cory@MartinezTeamCommercial.com)

Gus Martinez, P.A.  
954.394.7078  
[GusMartinez@KW.com](mailto:GusMartinez@KW.com)

