



**Rocco A. Quaglia**  
 Regency Realty Services  
 RoccoRealtor@att.net  
 Cell. (561) 235-8212  
 Sr. Commercial Investment & Fine Homes Specialist

 Listing

**1241 SE 3rd Street # 1-4 Deerfield Beach, FL 33441**



**List Price:** \$749,000  
**MLS #:** [R10650640](#)  
**Status:** Active  
**Type:** Residential Income  
**Prop Class:** Residential Income  
**County:** Broward County  
**Subdivision:** THE COVE/Downtown Deerfie  
**Year Built:** 1964/Resale  
**# Units:** 4  
**Lot Size:** < 1/4 Acre  
**MLS Area:** 3212  
**Zoning:** MULTI  
**# Stories:** 1.0

**Model Name:** THE COVE/Downtown De **SqFt Liv Area:** 2,280 **SqFt Total:** 2,379

**Dev Name:** THE COVE/Downtown De  
**Legal Description:** THE COVE 32-48 B LOT 7 BLK 5

**Remarks:** EXCELLENT LOCATION! WALK TO THE BEACH! Near Downtown Deerfield Beach! Excellent potential! Fantastic neighborhood! Nice quiet street in THE COVE. Rents are way below market! Same tenants for many years some over 10-20+ years. Always 100% occupied. Gross income is currently \$3,650/month. Expenses are water, sewer, trash, lawn, electric is \$260/mo plus taxes & insurance. Roughly 2,300sf of living (under-air) space. Four (4) electric meters and one (1) water meter. Call to schedule a tour. Please do not disturb tenants. Metal roof about 4-5 yrs old. Fully leased! 6 parking spaces! Same owner since 1987! BUYER CAN PURCHASE 2 MORE 4PLEX'S IN THE COVE (SAME OWNER) ALL WALKING DISTANCE: MLS#RX-10644255 (1019 SE 3RD ST) & #RX-10644238 (1419 SE 2ND ST). BETTER PRICE IF PURCHASED TOGETHER.

**Directions:** I-95 or US-1 to Hillsboro Blvd east, make a right on SE 12th Ave, then 2nd left on SE 3rd St. Property on left side.

**General Information**

**HOPA:** No HOPA  
**REO:** No  
**Waterfront:** No  
**Faces:**  
**Short Sale:** No  
**County Lnd Cd:**  
**Lender Apprv:**

Units											
#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Prkg	#Un
1		No		0	0		\$0	Unfurnished		Space	
2		No		0	0		\$0	Unfurnished		Space	
3		No				0	\$0			Space	
4		No				0	\$0			Space	

**Additional Information**

**Exterior Feat:** Open Porch, Patio  
**Heating:** Window/Wall  
**Cooling:** Wall/Window Unit Cooling  
**Water:** Public Water  
**Roof:** Comp Shingle Roof  
**Flooring:** Tile Floors  
**Construction:** Concrete Block Construction, Cbs Construction  
**Lot Desc:** Less Than 1/4 Acre Lot  
**Pools:** No  
**Gas:**  
**Sewer:** Sewer  
**Sep Meters:** No  
**Spa:**  
**Cable Avail:** Yes


**Financial Information**

**Taxes:** \$7,402/2020  
**Terms:** Cash, Conventional  
**Tax Info:**

**Income/Expense Information**

**Gross Rnt Inc:**  
**Expenses Include:**  
**Customer Full**  
**Annual NOI:** \$30,678  
**Annl Tot Exp:**

09/20/2020 10:38:43 PM

 Photo Gallery

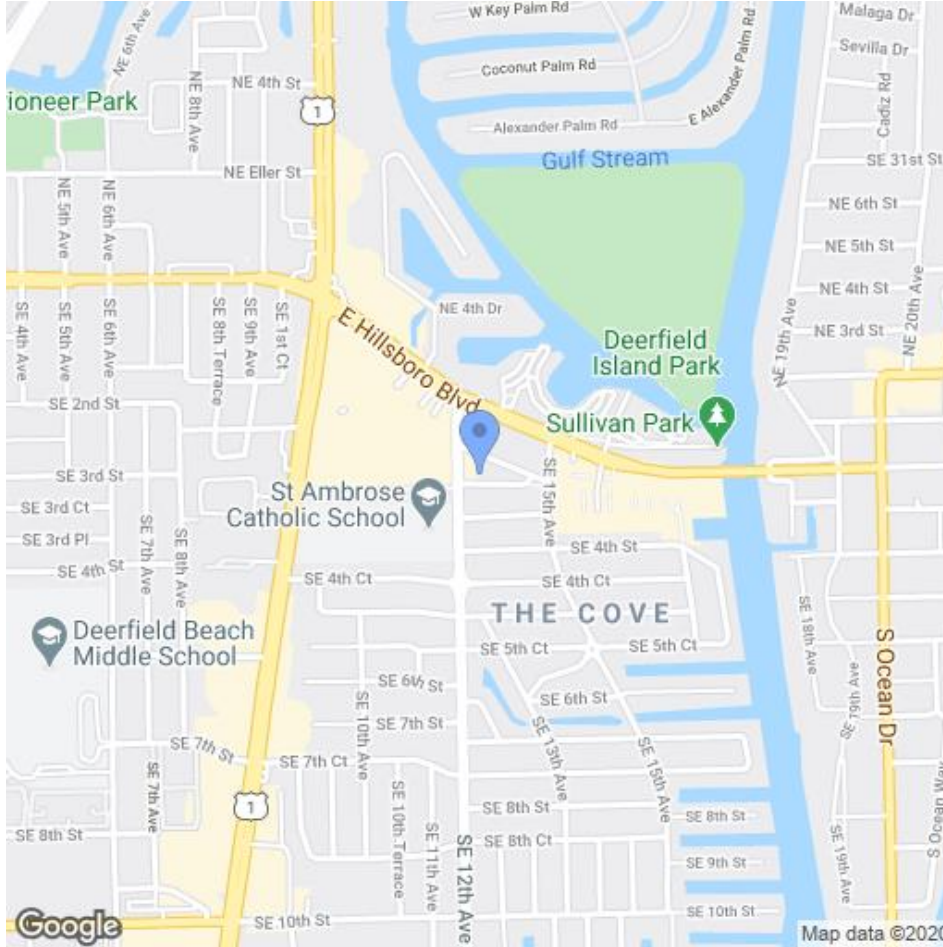


Map

R10650640

[1241 SE 3rd Street # 1-4 Deerfield Beach, FL 33441](#)

\$749,000



*The Information is deemed to be reliable, but is not guaranteed. ©2020 Beaches MLS, Inc. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. **Accessibility Issues?** We are committed to providing an accessible website. If you have difficulty accessing content or notice any accessibility problems, please contact our ADA hotline at **844-209-0134** and we will strive to provide the information you need in the format you require.*