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|---|--|------------------------------|---|-------------------------|--|
| <b>Price: \$1,650</b>   |  | <b>MLS Number: A11903994</b> |   | <b>Rental</b>           |  |
| <b>13 NE 2nd Ave Unit 201, Dania Beach, Florida 33004 USA</b> |  |                              |   |                         |  |
| <b>Beds:</b> 2  |  | <b>Baths:</b> 1              |   | <b>Living Area:</b> 690 |  |
| <b>Unit:</b> 201  |  | <b>HOA Fees:</b>             |   | <b>Year Built:</b> 1981 |  |
| <b>Community:</b> EDGEWATER BEACH CONDO                       |  |                              | <b>Subdivision:</b> EDGEWATER BEACH CONDO |                         |  |
| <b>Elementary School:</b> Collins                             |  |                              | <b>Junior High:</b> Olsen                 |                         |  |
| <b>High School:</b> South Broward                             |  |                              |   |                         |  |

## ABOUT THIS PROPERTY

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Cozy garden apartment located in sought after Dania Beach, 2 bedrooms and 1 bathroom with one assigned parking and laundry blocks to the beach, east of US 1, walking distance to Dania Beach Casino, supermarkets, restaurants and shopping. Minute to Fort Lauderdale airport, FAU, marinas and Dania Point Shopping Center. Use the attached forms to submit an offer along with a pre-qualified credit report, and last 3 paystubs (proof of income). **ONLY FIRST MONTH + 1 MONTH SECURITY DEPOSIT!**



PROPERTY  
LOCATION

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