



Price: \$209,000

MLS Number: F10546087

Condo / Town Home

751 Lyons Rd Unit 18102, Coconut Creek, Florida 33063 USA

Beds: 2

Baths: 2

Taxes: \$4,728

Living Area: 1,246

Unit: 18102

HOA Fees: \$0

Year Built: 1989

Community: coco parc

Subdivision: coco parc

ABOUT THIS PROPERTY

Investors and homeowners alikeâ€”donâ€™t miss this opportunity! This well-maintained ground-level 2-bedroom, 2-bath condo offers tranquil garden views in a quiet, resort-style community with abundant green space and surrounding lakes. The unit features an updated kitchen and tile flooring throughout. A reliable long-term tenant is in place, currently paying \$2,200 per month through November 2026, and is willing to remain with the new owner if desired. Strong CAP rate and excellent investment potential.

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s)
Exterior:	Balcony
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Rooms:	Kitchen/dining Room
Scenery:	Garden View

PROPERTY
LOCATION



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YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)

