





A11908925 SEE MLS © 2020

**Price: \$469,000**

**MLS Number: A11908925**

**Condo / Town Home**

**511 SE 5th Ave Unit 1408, Fort Lauderdale, Florida 33301 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,246**

**Unit: 1408**

**HOA Fees: \$1,029**

**Year Built: 2006**

**Community: NURIVER LANDING CONDO**

**Subdivision: NURIVER LANDING CONDO**

**Elementary School: Croissant Park**

**Junior High: New River**

**High School: Stranahan**

## ABOUT THIS PROPERTY

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Attention Investors! Income producing property with tenant in place, generating immediate rental income. Spacious and comfortable. Located in a prime area of Lauderdale. 24/7 concierge, security, and front desk services. The building offers resort-style amenities, including a rooftop pool, sauna, steam rooms, massage room, business center & Pet friendly. Just a 5-minute walk to Las Olas Boulevard for dining, shopping, and high-rises. Special Assessment of \$2,121.53 beginning 02/01/2026 for a period of 5 months. Payable in 5 monthly installments.

# PROPERTY LOCATION

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Image



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