



Price: \$159,000

MLS Number: A11963581

Condo / Town Home

2075 NW 46th Ave Unit I201, Lauderhill, Florida 33313 USA

Beds: 2

Baths: 2

Living Area: 1,150

Unit: I201

HOA Fees: \$604

Waterfront: YES

Year Built: 1974

Community: NEWPORT AT LAUDERHILL CON

Subdivision: NEWPORT AT LAUDERHILL CON

Elementary School: Castle Hill

High School: Boyd H Anderson

ABOUT THIS PROPERTY

This prime investment opportunity won't last! Spacious 2-bed, 2-bath condo with bright open living area, large tile floors, and a cozy balcony overlooking a peaceful canal. Features a stylish accent wall in the living room and generous closets in both bedrooms. No age or rental restrictions—perfect for investors. Currently rented at \$2,300 per month to a long-term tenant, delivering an impressive 10%+ cap rate from day one. A turn-key, cash-flowing asset in a well-located community.

PROPERTY LOCATION

Image



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