



A11973513 SEFMLS© 2026





Virtually Staged

**Price: \$163,000**

**MLS Number: A11973518**

**Condo / Town Home**

**1845 Pembroke Rd Unit 3-22, Hollywood, Florida 33020 USA**

**Beds: 1**

**Baths: 1**

**Living Area: 440**

**Unit: 3-22**

**HOA Fees: \$338**

**Year Built: 1954**

**Community: PEMBROKE ARMS CONDO APTS**

**Subdivision: PEMBROKE ARMS CONDO APTS**

**Junior High: Olsen**

**High School: South Broward**

## ABOUT THIS PROPERTY

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Investor Opportunity in the heart of Hollywood – Purchase One or All Three. Offered at \$163,000 per unit or all three units within the same building – a strategic advantage not often available. The owner is selling three individual units all 1 bed, 1 immediate cash flow today and long-term upside tomorrow. All units are tenant-occupied, providing instant income and making performing assets with built-in revenue from day one. But this offering is more than just three condos – it's about future potential on valuable land with favorable zoning that allows for increased building height. As zoning changes continue to encourage vertical development, this is a significant factor. Controlling multiple units in a building with generous zoning creates leverage and strategic influence for future growth. Multiple units in the same stack – increased control, simplified management, and stronger positioning should redevelopment. It's income now, land value growth, and future development potential – all in one of Hollywood's evolving locations.

# PROPERTY LOCATION

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Image



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