



**Precio: \$159,000**

**Numero de MLS: A11963581**

**Condominios/Town Home**

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

**Cuartos: 2**

**Baños: 2**

**Area Habitable: 1,150**

**Unidad: I201**

**HOA Fees: \$604**

**Frente al Agua: YES**

**Año construido: 1974**

**Comunidades: NEWPORT AT LAUDERHILL CON**

**Subdivisión: NEWPORT AT LAUDERHILL CON**

**Escuela elementaria: Castle Hill**

**Bachillerato: Boyd H Anderson**

## ABOUT THIS PROPERTY

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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 restrictionsâ€”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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