





|                                                              |  |                       |                                    |                    |  |
|--------------------------------------------------------------|--|-----------------------|------------------------------------|--------------------|--|
| Price: \$515,000                                             |  | MLS Number: A11865681 |                                    | Condo / Town Home  |  |
| 511 SE 5th Ave Unit 1214, Fort Lauderdale, Florida 33301 USA |  |                       |                                    |                    |  |
| Beds: 2                                                      |  | Baths: 2              |                                    | Living Area: 1,379 |  |
| Unit: 1214                                                   |  | HOA Fees: \$1,142     |                                    | 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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Tenant in place + Seller Incentive. First class amenities, pet-friendly, and flexible rentals. Tenant occupied until Oct 12, 2026 Lease. Concrete restoration for long-term value. Seller to satisfy pool assessment in full at closing. Seller will contribute up to price offer. Prime location just steps away from trendy dining, upscale boutiques, vibrant nightlife, & minutes to Fort Lauderdale world-renowned beaches. An end condo unit w/ an open concept features like-new stainless steel appliances, a washer/dryer closet, furnishings, and blackout curtains conveys. THIS UNIT IS CURRENTLY RENTED - BEING SOLD SUBJECT TO A LI

PROPERTY  
LOCATION

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