







**Price: \$440,000**

**MLS Number:** A11931306

## Single Family

**3660 NE 12th Ave, Pompano Beach, Florida 33064 USA**

**Beds: 3**

**Baths: 2**

**Living Area:** 1,456

**Lot Square Feet:** 5,357

## HOA Fees:

**Year Built:** 1972

**Community:** NORTH POMPANO BEACH SECTI

**Subdivision:** NORTH POMPAÑO BEACH SECTI

**Elementary School:** Norcrest

**Junior High:** Deerfield Beach

**High School:** Deerfield Beach

## ABOUT THIS PROPERTY

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Discover this unique income-generating property, perfectly situated in the rapidly appreciating Pompano Beach market. Original owner-occupant or a strategic investor. Two of the units are ready for immediate occupancy or to be rented at current market rates. Original owner full control over future leasing. Enjoy peace of mind with a roof only 1 year old. Each unit features its own wall-unit AC.

# PROPERTY LOCATION

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Image



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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050

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