





Price: \$225,000			MLS Number: A11943982			Condo / Town Home		
4086 N Pine Island Rd Unit 510, Sunrise, Florida 33351 USA								
Beds: 2			Baths: 2			Living Area: 900		
Unit: 510			HOA Fees: \$511			Year Built: 1985		
Community: PRESERVE AT AVERY LAKES					Subdivision: PRESERVE AT AVERY LAKES			
Elementary School: Banyan					Junior High: Westpine			
High School: Piper								

ABOUT THIS PROPERTY

Prime Investment Opportunity - Waterfront 2BR/2BA Ground Floor Unit - Great opportunity for investors seeking a turnkey, income-generating property. Property rented \$2100. This spacious 2-bedroom, 2-bathroom apartment is perfectly situated on the first floor, offering serene canal views. The unit is thoughtfully designed for tenant comfort and long-term value, featuring a modern layout with walk-in closets in both bedrooms and the ultimate convenience of an in-unit washer and dryer. Investment Highlights: Immediate ROI: Currently rented, providing passive income from day one. Premium Features: Ground floor convenience combined with desirable waterfront views. Condo amenities: community pool, play ground area - Ample guests parking. No rental restrictions. Whether you are looking for a reliable buy-and-hold or a strategic addition to your portfolio, this waterfront gem is a must-see. Serious inquiries only."

PROPERTY
LOCATION



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