

#	Price / Status / MLS #	DXORIGMLSID	DXORIGMLNO	City	Area	Geo Area	Total Building SqFt	Type	Next Public Open House	Subdivision		Waterfront	Property Desc	Year Built	County	Days On Market	Property Type
										Subdivision	Waterfront						
1	 \$3,950,000 1649 SE 4th Street Deerfield Beach, FL 33441 <b>New Listing</b> Active / RX-11153171	RML	RX-11153171	Deerfield Beach	3211	NUS1	8,318	MF		THE COVE	No	Apartment Building	1979	Broward	8	Comm/Ind	

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**List Number:** RX-11153171  
**Area:** 3211  
**Geo Area:** NUS1  
**County:** Broward  
**For Sale:** Yes  
**For Lease:** No  
**Subdivision:** THE COVE

**Status:** Active  
**Property Desc:** Apartment Building  
**Parcel ID:** 484305081110  
**Multiple Ofrs Acptd:** Yes

**Original List Price:** 3,950,000  
**List Price:** 3,950,000  
**Waterfront:** No  
**Zoning:** RM-15  
**Negotiable Seller Concessions YN:** Yes  
**Delayed Marketing YN:** No

**Property Desc:** Apartment Building  
**Legal Desc:** THE COVE 32-48 B LOT 2 BLK 8  
**Virtual Tour:** [Click to View Virtual Tour](#)

**Year Built:** 1979  
**Built Desc:**  
**Tot Bldg SqFt:** 8,318  
**Total Units:** 13  
**Acres:** 1.411  
**% Air Conditioned:** 100

**RE Taxes:** 61,909.4  
**Tax Year:** 2025  
**SqFt Source:** Owner  
**Max Ceiling Hgt:** 7  
**Baths - # Toilets:** 15  
**Ann Assoc/Condo Dues:**

**Miles to Expressway:** 6  
**Miles to Beach:** 2  
**Type:** MultiFamily (5+ Units)  
**# of Stories:** 2  
**# of Meters:**  
**Owner/Agent:** No

**Building Info:** # of Tenants: 13; Miles to Expressway: 6; Miles to Beach: 2  
**Monetary Info:** Gross Sched Income: 297,000; Vacancy Rate: 3; Other Income: 1,500; Total Expenses: 81,000; Net Oper Income: 212,500  
**Unit 1:** Unit Desc: 2 Bedroom; Full Baths: 1; Rent Period: Month  
**Unit 2:** Unit Desc: 2 Bedroom; Full Baths: 1; Rent Period: Month  
**Unit 3:** Unit Desc: 1 Bedroom; Full Baths: 1; Rent Period: Month  
**Unit 4:** Unit Desc: 2 Bedroom; Full Baths: 1; Rent Period: Month  
**Unit 5:** Unit Desc: 1 Bedroom; Full Baths: 1; Rent Period: Month  
**Unit 6:** Unit Desc: 1 Bedroom; Full Baths: 1; Rent Period: Month  
**Unit 7:** Unit Desc: 1 Bedroom; Full Baths: 1; Rent Period: Month  
**Unit 8:** Unit Desc: 1 Bedroom; Full Baths: 1; Rent Period: Month

**Auction:** No  
**Directions:** 95 south to Hillsboro Boulevard east to southeast to 15th street left on 4th street unit 900 feet on left

**Showing Instructions:** Appointment Only; Call Listing Agent

**LO:** 800630      **Lang Realty/BR**      **561-447-0666**  
**LM:** 60665971      **H. Bradley Ress**      **561-573-6539**

[hress@aol.com](mailto:hress@aol.com)

LD: 01/07/2026

**List Type:** Ex Brk

**List Off Agency:** Transaction Broker

XD: 05/07/2026

**Owner Name:** 1649 EMERALD COVE LLC  
**Any Broker Advertise:** No

**Avail Docs:** Appraisal; Survey  
**Avail Info:** Contracts; Tax Return  
**Cooling:** Ceiling Fan; Central; Electric  
**Flooring:** Ceramic Tile; Wood Floor  
**Lease:** Annual  
**Heating:** Central; Electric  
**Location:** Beach Area; Shopping Center  
**Land Income:**  
**Fire Protect:** Smoke Alarm; Smoke Detector  
**Miscellaneous 1:** Landscaped; Laundry

**Possession:** At Closing  
**Roof:** Other  
**Sale Includes:** Building and Land  
**Type of Building:** Commercial; Free Standing; Other  
**Tenant Pays:** Cable; Electric; Insurance; Water  
**Terms Considered:** Cash; Conventional; Exchange  
**Utilities:** Cable; Electric  
**Use:** Income; Other  
**Construction:** CBS; Concrete  
**Ceiling:** Height Varies  
**Special Info:** Corporate Owned  
**Waterfront Details:** None

**Expenses:** Insurance: 14,000; R.E. Taxes: 59,000; Trash: 2,040; Utilities: 4,500; Common Area Maint: 2,500; Total Expenses: 81,040  
**Days On Market:** 8  
**Cumulative DOM:** 8

**Sold Price:**  
**Buyer Office:**  
**Buyer Agent:**  
**Co-Buyer Office:**  
**Co-Buyer Agent:**

**Sold Price Sqft:**

**Terms of Sale:**

**Buyer Contributions Amount:**

**Under Contract Date:**  
**Sold Date:**

**Seller Concessions Amount:**

**Public Remarks:** 649 SE 4th Street, Deerfield Beach, FL 33441 - Prime Coastal Investment Opportunity Located in one of Deerfield Beach's most desirable coastal submarkets, 649 SE 4th Street offers a compelling multifamily investment supported by strong rental demand and long-term appreciation potential. Just minutes from the beach, Intracoastal Waterway, downtown Deerfield Beach, and major transportation corridors, the property benefits from a location that consistently attracts quality tenants and investors. The surrounding neighborhood is defined by limited inventory, high owner occupancy, and steady population demand—key fundamentals that drive rental stability and value growth. Proximity to employment centers, lifestyle amenities, and coastal attractions supports both long-term and potent

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