

**FOR SALE**



## SAVVY INVESTORS ONLY

4235 N University Dr , #203 , Sunrise FL 33351

MLS:A11600152    PRICE:\$216,000.00

**Bedrooms:** 3  
**Full Baths:** 2  
**HOA:** Springcrest Condo  
**Sqft:** 1252

**Subdivision:** Springcrest  
**Year Built:** 1976  
**Parking:** 1 Car  
**Floors:** 2

### PROPERTY FEATURES:

- Central A/C
- Tile floor
- Dishwasher
- Microwave
- Balcony, Deck, or Patio
- Central heat
- Living room
- Refrigerator
- Granite countertop
- Swimming pool
- Walk-in closet
- Dining room
- Stove/Oven
- Stainless steel appliances

### PROPERTY DESCRIPTION:

ONLY INVESTORS 6% CAP RATE - TENANT OCCUPIED UNTIL 07/19/25. ATTENTION ALL INVESTORS!!! START COLLECTING ON CLOSING DATE!!! The best OPPORTUNITY in Sunrise, Great opportunity to own this beautiful income producing unit, START COLLECTING ON CLOSING DATE!!! updated condo very well kept and centrally located Springcrest Community in Sunrise.

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