



Residential and Commercial (Buy One or More)

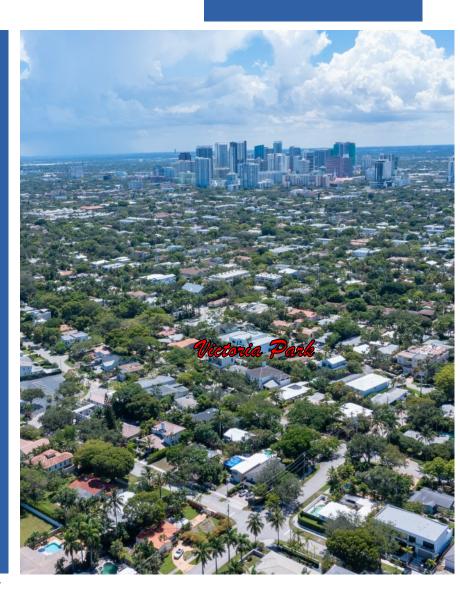
Rio Vista / Victoria Park Fort Lauderdale, Florida LIVE AUCTION EVENT FRIDAY, OCTOBER 17
AT 11 AM ET

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MULTI-PROPERTY AUCTION

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THE OFFERING

Executive Summary

MULTI-PROPERTY AUCTION

Fisher Auction Company is pleased to present a unique opportunity via Live Auction Event that includes 2 Waterfront Single Family Properties, 2 Single Family Homes, a Commercial / Retail Store and Residential Office Lot located in the exclusive subdivisions of Rio Vista and Victoria Park in Fort Lauderdale, Florida.

OFFERING HIGHLIGHTS

- Prime Locations in the exclusive subdivisions of Rio Vista and Victoria Park
- 2 Waterfront Properties in Rio Vista that include a Single Family Home perfect for full redevelopment or rehab and a Large 8,688± SF Vacant Lot providing Deepwater Access within minutes to the Atlantic Ocean and World Class Fishing via Port Everglades
- 1 Single Family Home in Rio Vista that offer an opportunity for a fantastic rehab project or total luxury redevelopment
- 1 Single Family Home in Victoria Park on a Large 8,880± SF Lot zoned RS-8
- 17th Street Commercial / Retail Building in Prime Location within the same plaza as World Famous Quarterdeck Restaurant, Waxy's Irish Pub and Smallwood's Yachtwear
- Large 8,866± Vacant Lot perfect for Professional Office Development adjacent to the Broward Health Medical Center Parking Garage and other Professional Offices
- Properties will be offered in Individual Offerings
- Rare Opportunity to own multiple properties in Fort Lauderdale's Finest Locations!





PROPERTY SPREADSHEET

Executive Summary

MULTI-PROPERTY

AUCTION

Property Number	Property Address	Property Description	Land Square Feet±	Building Square Feet±	Folio Number
1	1642 SE 14th Street	Waterfront Single Family Home	7,700±	1,402±	5042 14 08 0440
2	1248 Cordova Road	Waterfront Single Family Lot	8,688±		5042 14 09 0080
3	1330 SE 12th Way	Single Family Home	8,370±	1,096±	5042 14 09 0630
4	643 NE 18th Avenue	Single Family Home	8,880±	1,537±	5042 02 15 2820
5	1800 SE 1st Avenue	Residential / Office Lot	8,712±		5042 15 10 3550
6	1085 SE 17th Street	Commercial Storefront Building	1,307±	1,160±	5042 14 13 0036



1642 SE 14th Street

Executive Summary

MULTI-PROPERTY AUCTION









- 1642 SE 14th Street, Fort Lauderdale FL 33316
- Property Description: Waterfront Single Family Home in Rio Vista
- **Year Built:** 1953
- Building Size: 1,402± SF
- Construction: CBS
- Location: South side of SE 14th Street
- Land Size: 7,700± SF
- Zoning: RS-8
- **2024 Real Estate Taxes**: \$20,885.43

- Folio Number: 5042 14 08 0440
- Utilities: Municipal Water and Sewer
- **Directions:** From SE 17th Street go North on Cordova Road to SE 13th Street. Turn right and go to SE 15th Avenue. Turn right and go to SE 14th Street. Turn left and go to address
- Frontage: 70± Feet along SE 14 St. 70± Feet Waterfront
- Flood Zone: Zone AE / Panel No. 12011C0576
- Floor Plan: 3 Bedroom, 2 Bathroom, Living Room, Dining Room, Kitchen, Carport
- Legal Description: LAUDERDALE HARBORS SECTION A RESUB BLKS 20 TO 25 30-15 B LOT 44 BLK 9



1248 Cordova Road

Executive Summary

MULTI-PROPERTY AUCTION









- 1248 Cordova Road, Fort Lauderdale FL 33316
- Property Description: Waterfront Single Family Lot in Rio Vista
- Location: East side of Cordova Road
- **Land Size:** 8,688± SF
- **Zoning**: RS-8
- **2024** Real Estate Taxes: \$22,574.15

- Folio Number: 5042 14 09 0080
- **Utilities:** Municipal Water and Sewer
- **Directions:** From SE 17th Street go North on Cordova Road to address
- **Frontage:** 70± Feet along Cordova Rd. 77± Waterfront
- Flood Zone: Zone AE / Panel No. 12011C0557J
- Legal Description: LAUDERDALE HARBORS UNIT 1 REVISED 27-42 B LOT 8 BLK 1



1330 SE 12th Way

Executive Summary

MULTI-PROPERTY AUCTION









- 1330 SE 12th Way, Fort Lauderdale FL 33316
- Property Description: Single Family Home in Rio Vista
- **Year Built:** 1952
- Building Size: 1,096± SF
- Construction: CBS
- Location: South side of SE 14th Street
- Land Size: 8,370± SF
- **Zoning**: RS-8
- **2024 Real Estate Taxes**: \$11,449.58

- Folio Number: 5042 14 09 0630
- Utilities: Municipal Water and Sewer
- **Directions:** From SE 17th Street go North on Cordova Road to SE 14th Street. Turn left and go to address
- Frontage: 180± Feet along SE 12th Way
- Flood Zone: Zone AE / Panel No. 12011C0557
- **Floor Plan:** 2 Bedroom, 1Bathroom, Living Room, Dining Room, Kitchen, Carport, Utility Room
- Legal Description: LAUDERDALE HARBORS UNIT 1 REVISED 27-42 B LOT 16 BLK 4



643 NE 18th Avenue

Executive Summary

MULTI-PROPERTY AUCTION









- 643 NE 18th Avenue, Fort Lauderdale FL 33304
- Property Description: Single Family Home in Victoria Park
- **Year Built:** 1989
- Building Size: 1,537± SF
- Construction: CBS
- Location: West side of NE 18th Avenue
- Land Size: 8,880± SF
- **Zoning**: RS-8
- **2024 Real Estate Taxes**: \$13.867.25

- Folio Number: 5042 02 15 2820
- Utilities: Municipal Water and Sewer
- Directions: Sunrise Boulevard go South on NE 17th Way to NE 8th Street. Turn left and go to NE 18th Avenue. Turn right and go to address
- **Frontage:** 95± Feet along NE 18th Avenue
- Flood Zone: Zones X and AE / Panel No. 12011C0388I
- Floor Plan: 3 Bedroom, 2 Bathroom, Living Room,
 Dining Room, Kitchen, Garage
- Legal Description: VICTORIA PARK CORR AMEN PLAT 10-66 B LOT 3,4 BLK 20



1800 SE 1st Avenue

Executive Summary

MULTI-PROPERTY AUCTION









- 1800 SE 1st Avenue, Fort Lauderdale FL 33316
- Property Description: Vacant Residential Office Lot
- Location: Southwest Corner of SE 1st Avenue and SE 18th Street
- Land Size: 8,866± SF
- Zoning: ROA, Limited Residential Office
- **2024** Real Estate Taxes: \$3,837.53

- Folio Number: 5042 15 10 3550
- Utilities: Municipal Water and Sewer
- **Directions:** From S Federal Highway go West on SE 17th Street to SE 1st Avenue. Turn left and go to address
- **Frontage:** 122± Feet along SE 18th Street. 80± Feet along SE 1st Avenue
- Flood Zone: Zone AE / Panel No. 12011C0557J
- **Legal Description:** CROISSANT PARK 4-28 B LOT 1 BLK 51



1085 SE 17th Street

Executive Summary

MULTI-PROPERTY AUCTION







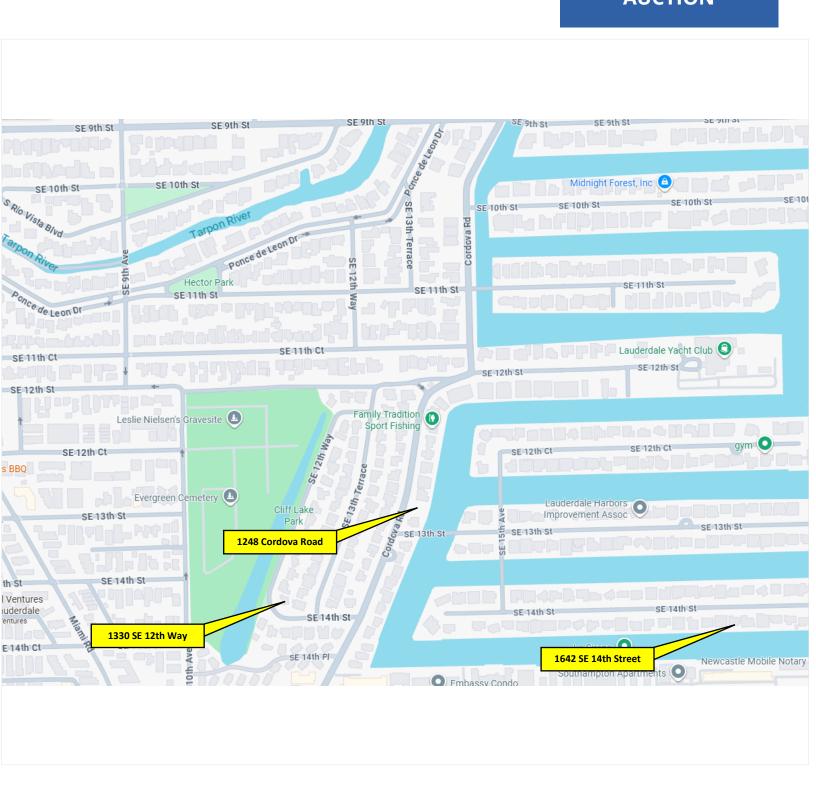


- 1085 SE 17th Street, Fort Lauderdale FL 33316
- Property Description: Commercial / Retail Storefront Building
- **Location:** North side of SE 17th Street just East of SE 10th Street
- Land Size: 1,200± SF
- Building Size: 1,160± SF
- **Year Built:** 1961
- **2021 Taxes**: \$3,842.62

- Folio Number: 5042 14 13 0036
- **Utilities:** Municipality
- Construction: CBS
- **Directions:** From S Federal High go East on SE 17th
 - Street to address
- Zoning: B-1, Community Business
- Flood Zone: Zone AE / Panel No. 12011C0557
- **Legal Description:** LAUDERDALE HARBORS SHOPPING CENTER 48-19 B TR C S 20 OF N 152
- Parking: Ample Shared Parking in Plaza

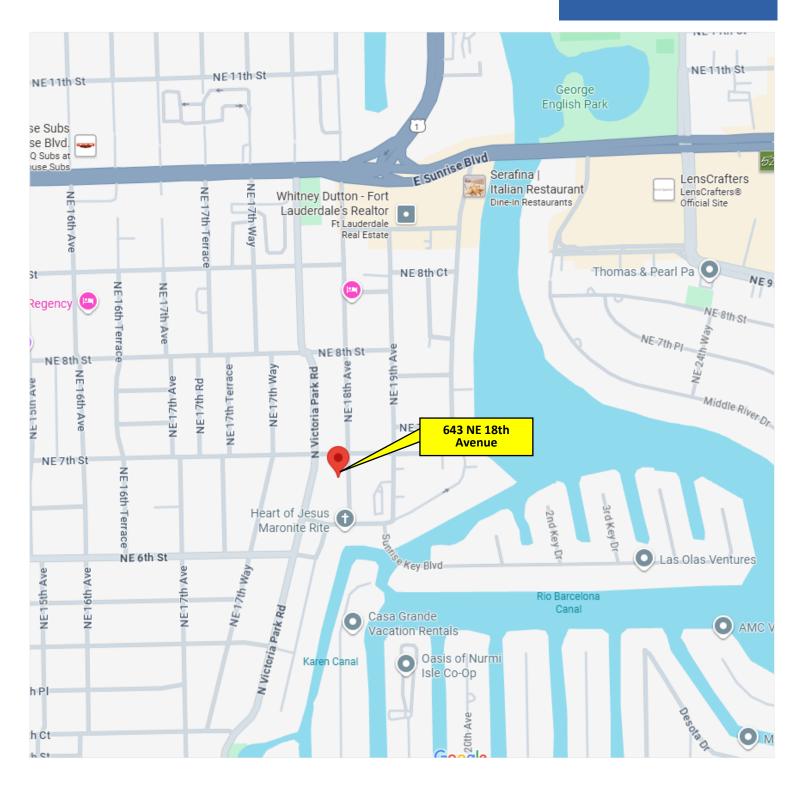


Executive Summary MULTI-PROPERTY AUCTION



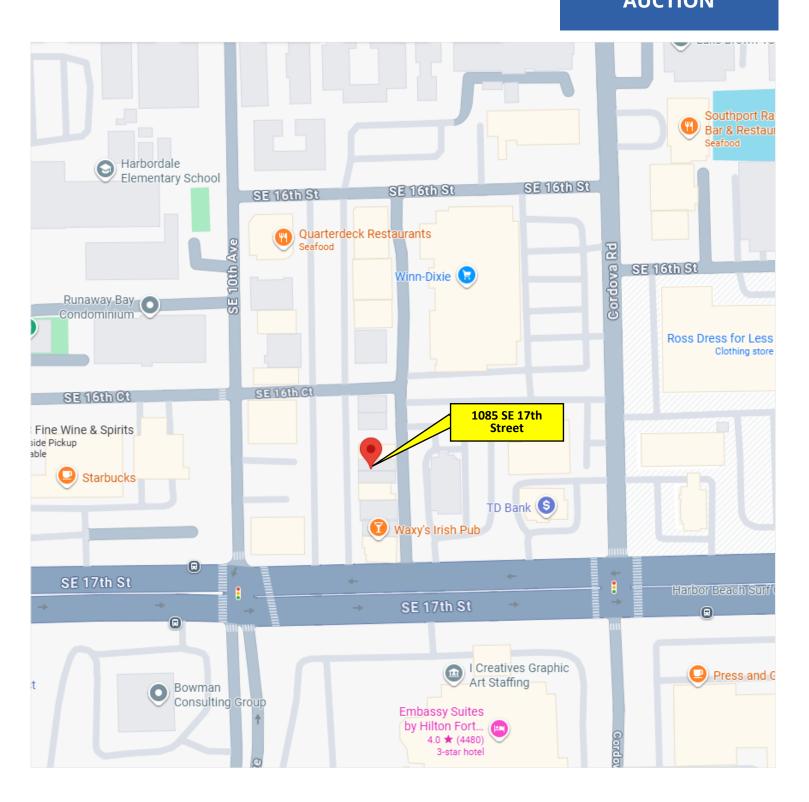


Executive Summary MULTI-PROPERTY AUCTION





Executive Summary ESTATE AUCTION

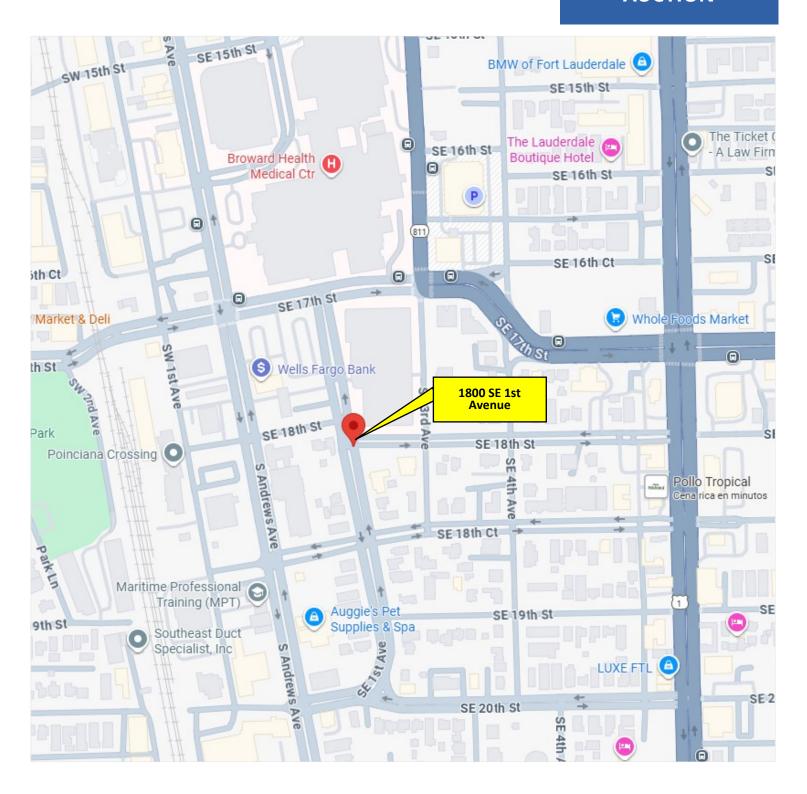




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Executive Summary

ESTATE AUCTION





AUCTION SUMMARY

Executive Summary

MULTI-PROPERTY
AUCTION

Live Auction Event
Date / Time / Location:

Friday, October 17, 2025@ 11:00 AM ET held at the

Renaissance Fort Lauderdale Marina Hotel

Property Tours: Please Contact Francis D. Santos at

Francis@fisherauction.com / 754.220.4116

AUCTION METHOD

• The final bid price for the Property shall be determined by competitive bidding at the Auction. The Property will be offered to the highest and best bidder plus a six percent (6%) Buyer's Premium and is subject to the approval of the Estate's Personal Representative.

QUALIFYING BIDDER REOUIREMENTS

- Bidders must either wire into Haagenson & Haagenson, P.A.'s Trust Account (the "Escrow / Settlement Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$25,000 Initial Escrow Deposit (per property that the Bidder wishes to bid on) no later than Thursday, October 16, 2025, 5:00 PM ET, or present a Cashier's Check payable to Haagenson & Haagenson, P.A.'s Trust Account in the amount of \$25,000 (per property that the Bidder wishes to bid on) on Auction Day, Friday, October 17, 2025. Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.
- The Successful Bidder shall execute the "AS IS" Residential Contract for Sale and Purchase and/or the Commercial Contract, as applicable, along with any and all addenda, immediately following the Auction and shall supplement its Initial Escrow Deposit by an additional amount such that the total deposit equals not less than ten percent (10%) of the Total Purchase Price. The supplemental amount shall be provided by Federal Wire Transfer to Haagenson & Haagenson, P.A.'s Trust Account (the "Escrow / Settlement Agent").

BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.



AREA OVERVIEW

Executive Summary

MULTI-PROPERTY
AUCTION

Rio Vista

The Rio Vista neighborhood is a community of over 1,000 homes, situated next to downtown Ft. Lauderdale, Florida. With the tree lined streets, side walks and unique architecture, you soon realize the beauty and history of the Rio Vista, one of the oldest communities in Ft. Lauderdale. The community is generally bound by Federal Highway (US1) on the west, bordered on the east by the Intracoastal Waterway, south of the New River and north of SE 12th Street.

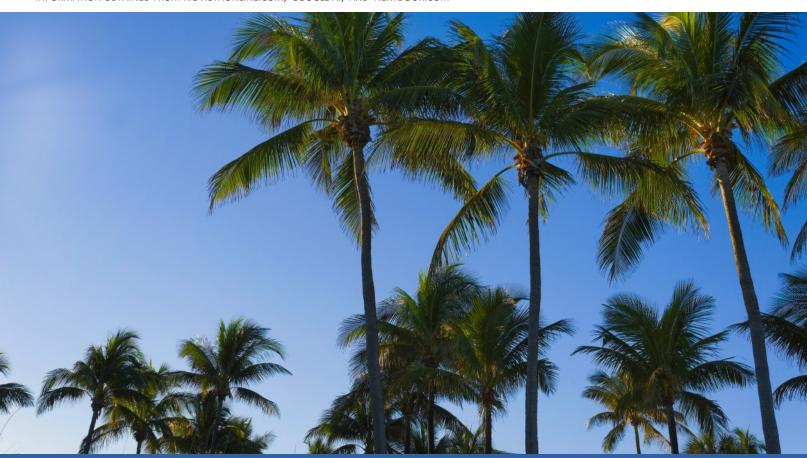
Victoria Park

Victoria Park is an historic Fort Lauderdale neighborhood established in the 1930s, known for its charming, tree-lined streets, a mix of traditional and modern homes, and proximity to both the city's amenities and its beaches. Residents enjoy outdoor recreation at Holiday Park, with its trails and courts, and water sports on the canals, contributing to the area's unique atmosphere and vibrant community spirit.

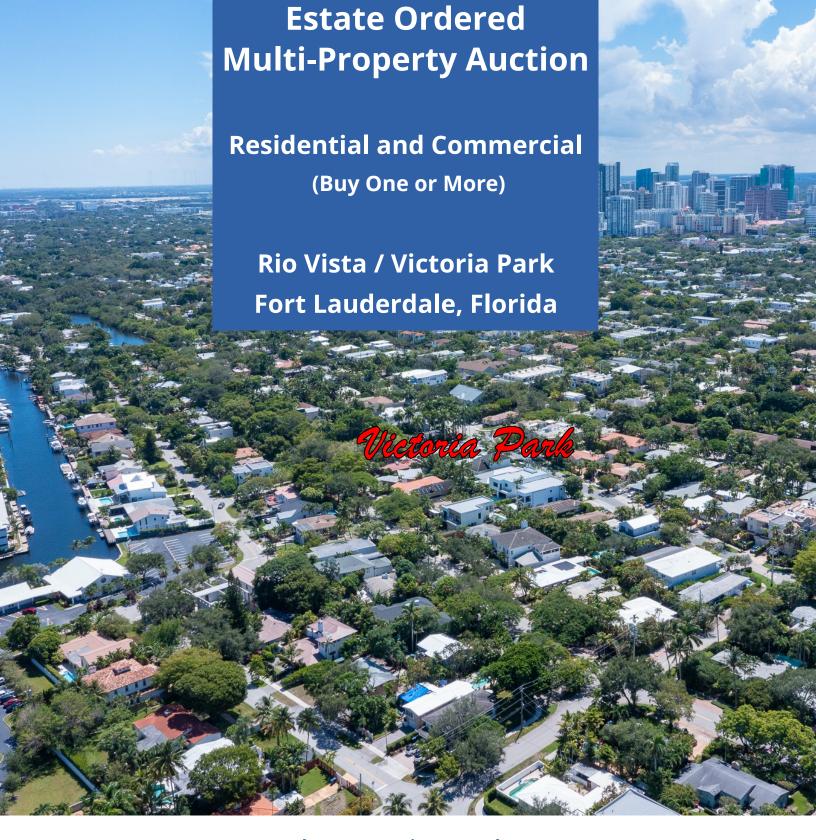
Lauderdale Harbours

Lauderdale Harbours is a quiet, residential neighborhood in Fort Lauderdale, known for its waterfront homes with private docks. It's a boater's paradise with easy ocean access, and it's close to downtown, shopping, and dining.

*INFORMATION OBTAINED FROM RIOVISTAONLINE.COM; GOOGLE Ai; AND NEXTDOOR.COM







Real Estate Auction Consultant:
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