



FOR SALE

TURN-KEY HOTEL ASSET

**1150 S FEDERAL HWY
DANIA BEACH, FL 33004**



APEX
CAPITAL REALTY

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

JENNI FONTANA

Commercial Advisor / Broker Assoc.

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OFFERING SUMMARY

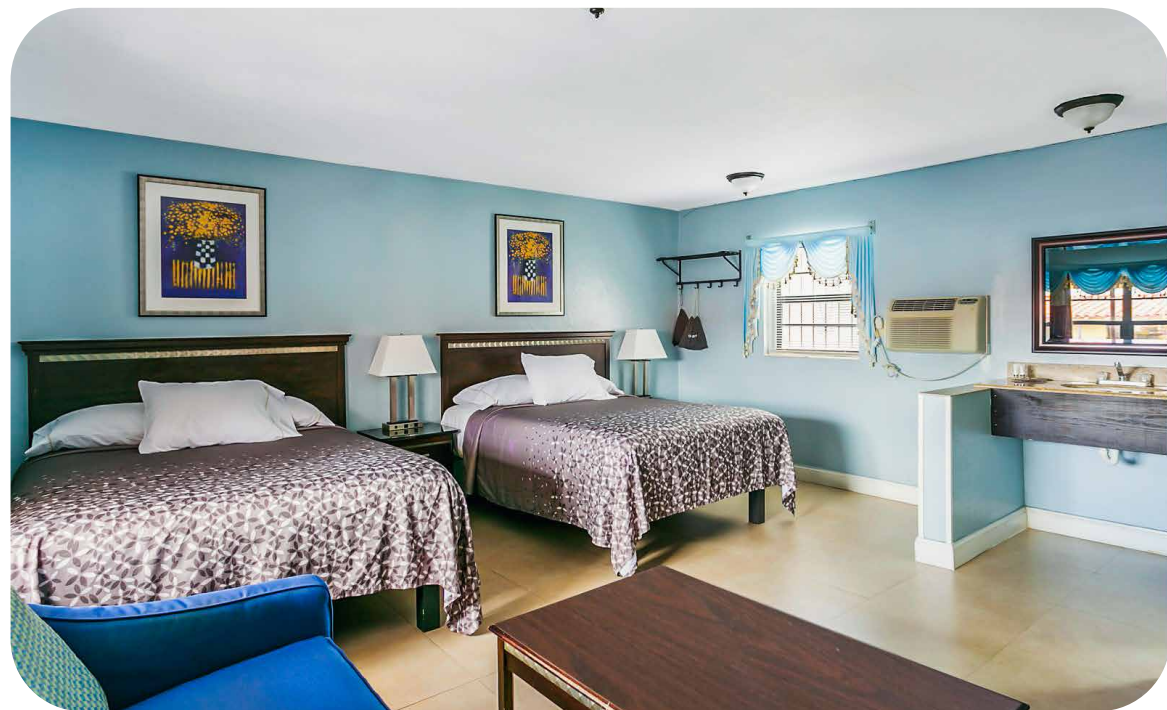
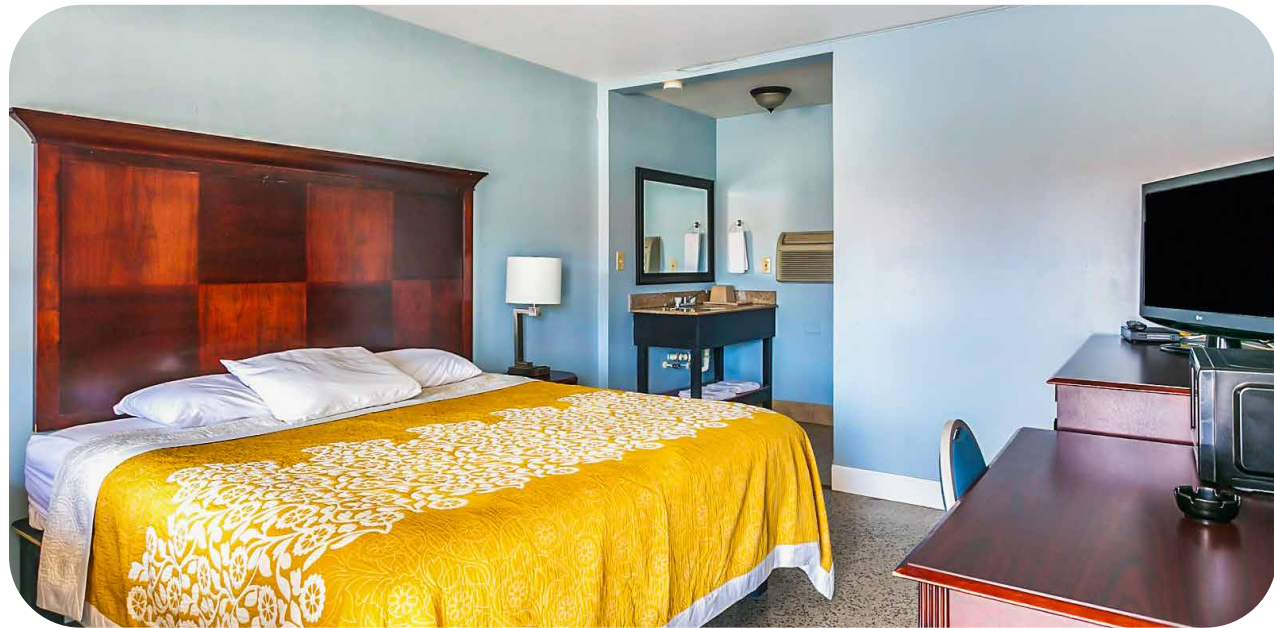
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Building Area	5,977 SF
Lot Size	16,232 SF (0.37 acres)
Zoning	SFED-MU (South Federal Mixed-Use District)
Allowable Uses	Retail, Office, Hotel, Restaurant, Multifamily, Mixed-Use, Religious Facility & more
Max. Height	4 Stories by right (8 Stories w/ bonuses)
Max. Density	9 units by right (18 units w / bonuses)
Lot Dimensions	120 ft X 135 ft (Approx.)
Traffic Count	32,500 AADT
Asking Price	\$2,400,000

APEX Capital Realty is proud to present an existing 20-room hotel with landlord flexibility on a 0.37-acre lot and situated on the highly trafficked US-1/Federal Highway corridor. Currently being operated as a Deluxe Inn, this turn-key hotel/motel asset is fully equipped, furnished and ready for immediate operation without the need for any additional setup or preparation. This is a rare opportunity for a new owner/operator to come in and either start running the business, or executing a fresh master lease for the property without any significant delays or additional investment in furnishings or infrastructure.

Located in the heart of the developing Dania Beach area, this property is in close proximity to Fort Lauderdale International Airport, Port Everglades, Dania Beach Casino, Dania Pointe and the major I-595 and I-95 thoroughfares. A prime asset for a turn-key hotel end-user or adaptive re-use property for other commercial uses that allow an investor to further maximize income potential on the site (i.e. potential conversion to shopping center or micro-office).







EXTERIOR PHOTOS

NORTH VIEW

**FT. LAUDERDALE
INTERNATIONAL
AIRPORT**



**THE CASINO @
DANIA BEACH**



S FEDERAL HWY

S FEDERAL HWY



SOUTH VIEW

HOLLYWOOD

0.8 MILES AWAY

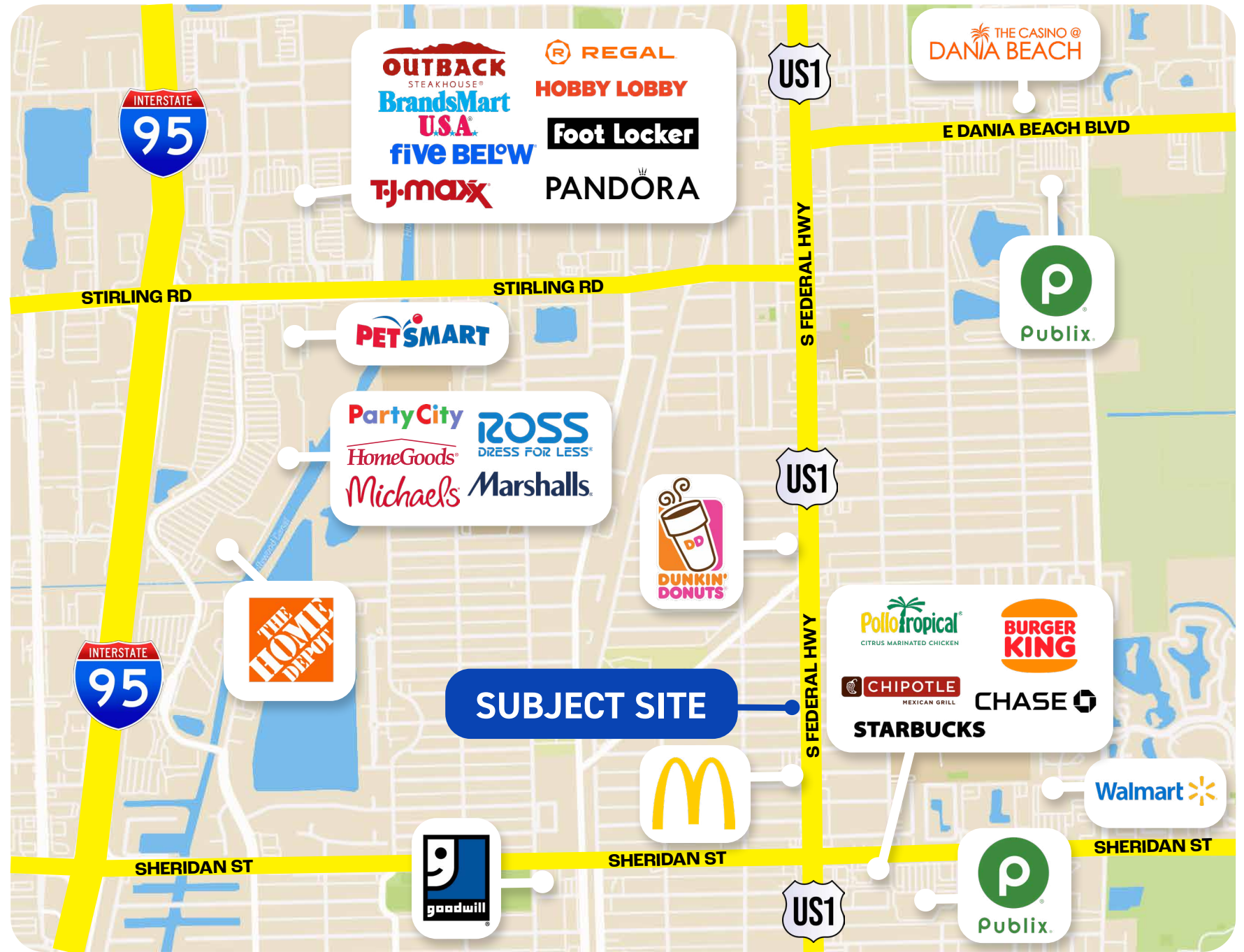


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RETAIL MAP





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