



FOR SALE

12 ROOM MOTEL

**140 N FEDERAL HWY
DANIA BEACH, FL 33004**



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

Broker Associate

954 892 3331

Jenni@apexcapitalrealty.com

GARRICK BENABE

Dir. of Hospitality Investment

954 993 5520

Garrick@apexcapitalrealty.com

OFFERING SUMMARY

140 N FEDERAL HWY, DANIA BEACH, FL 33004

Lot Size	13,951 SF (0.32 Acres)
Building Size	4,023 SF
Zoning	CC - City Center
Max. Height	7 Stories by Right (14 Stories w/ bonuses)
Max. Density	16 Units by Right (48 Units w/ bonuses)
Lot Dimension	186 FT x 75 FT (approx.)
Parking	12 Spaces
Traffic Count	44,000 AADT
Asking Price	\$2,500,000

APEX Capital Realty is proud to present an existing 12-room motel on a 0.32-acre lot situated on the highly trafficked US-1/ Federal Highway corridor. Currently being operated as the Sunset Motel, this turn-key asset is fully equipped, furnished and ready for immediate operation without the need for any additional setup or preparation. This is a prime opportunity for a new owner/operator to come in and ramp up the business or execute a fresh master lease without any significant delays or additional investment in furnishings or infrastructure. Alternatively, an investor may opt to maximize the density and build vertical via the underlying, liberal CC zoning.

Located in the heart of Dania Beach City Center, which is now envisioned to become an active mixed-use downtown where citizens can live, work, and enjoy a pedestrian-oriented lifestyle, 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. This connectivity will be further enhanced by the future regional rail transit along the Florida East Coast Railway.





INTERIOR PHOTOS





BIRD'S EYE VIEW

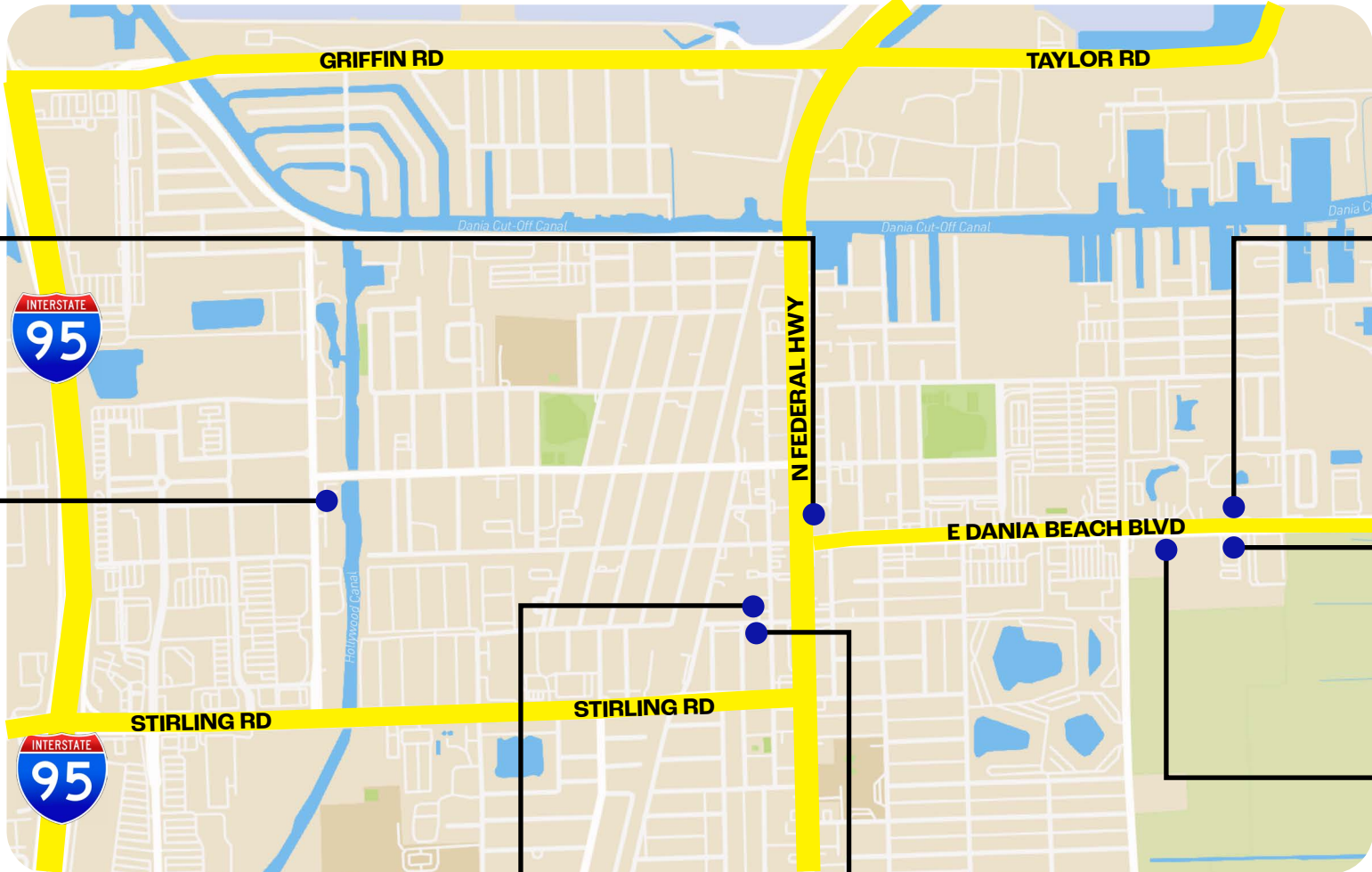




ABOUT THE AREA

Dania Beach, FL, is a vibrant coastal community with several notable attractions. Its proximity to Fort Lauderdale Airport and Port Everglades makes it a convenient destination for travelers. The stunning beachfront offers pristine sands and clear waters, perfect for relaxing or engaging in water activities. Dania Beach is also home to the Dania Beach Casino, a popular spot for gaming and entertainment. Another highlight is Dania Pointe, a new mixed-use development featuring shopping, dining, and entertainment options, adding to the area's allure for both locals and visitors alike.

DEVELOPMENT MAP



SOLESTE SEASIDE
MULTI-FAMILY
340 UNITS



WAVES DANIA BEACH
MULTI-FAMILY
760 UNITS



SEA VIEW AT DANIA
MULTI-FAMILY
381 UNITS



MANGROVE AT DANIA BEACH
MULTI-FAMILY
237 UNITS



ELEVATE APTS
MULTI-FAMILY
293 UNITS



101 DANIA BEACH PHASE II
MULTI-FAMILY
102 UNITS



101 DANIA BEACH PHASE I
MULTI-FAMILY
278 UNITS

AREA MAP

KEY DISTANCES

1.5 Miles - FLL Airport

2.7 Miles - Port Everglades

2.3 Miles - Hollywood Beach

0.5 Miles - Dania Beach Casino

1.1 Miles - Dania Pointe Shopping Center





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561 NE 79 ST, Suite 420

Miami, FL 33138

305 570 2600

www.apexcapitalrealty.com

