



**APEX**  
CAPITAL REALTY

**FOR SALE**

COMMERCIAL CONDOS

**1801 S OCEAN DR**  
HALLANDALE BEACH, FL 33009



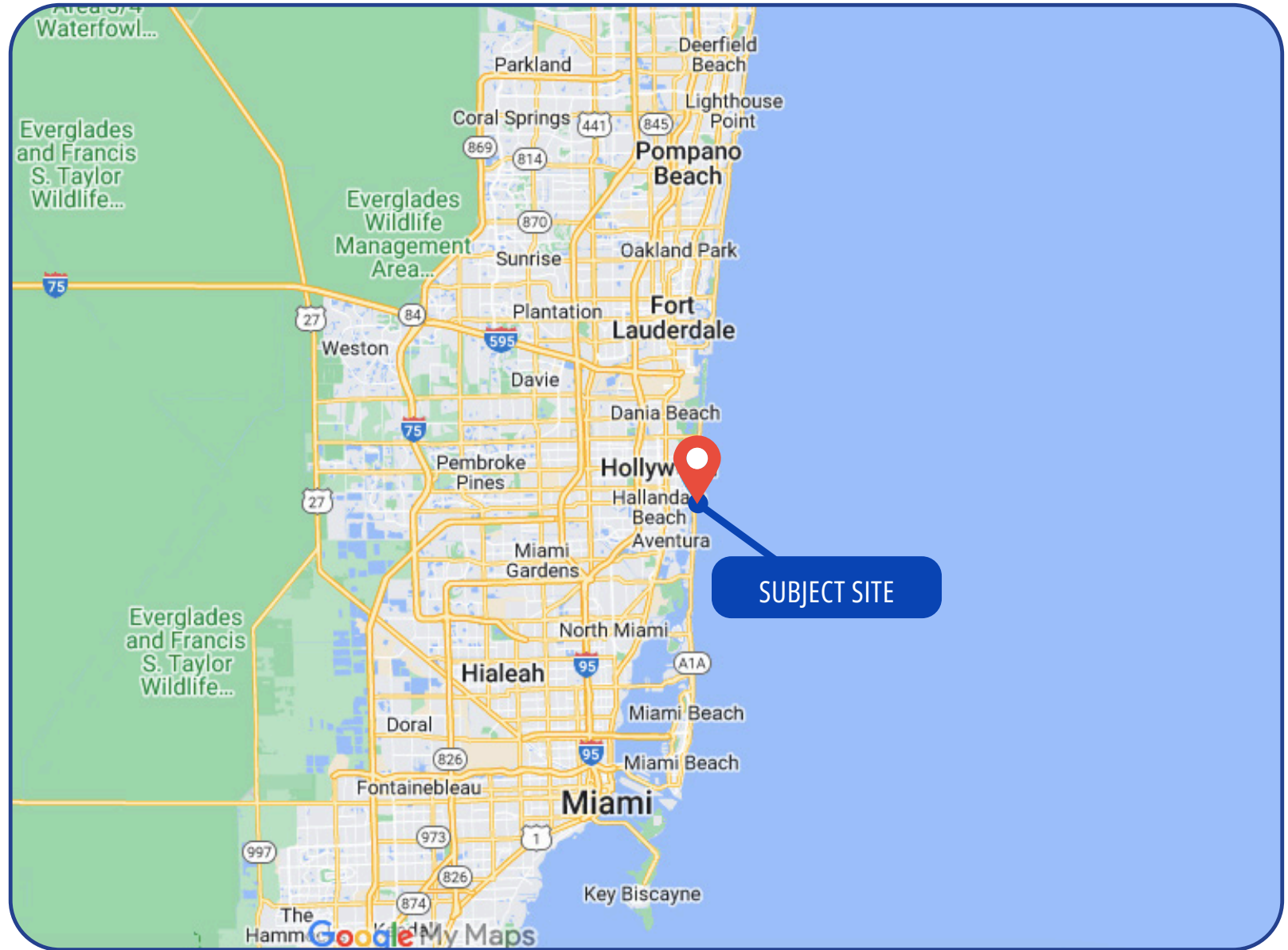
# LOCATION MAP

Apex Realty is proud to present a trophy retail investment opportunity located at Imperial Towers, a 420 unit luxury condo building located in Hallandale Beach.

Located between Fort Lauderdale and Miami, Hallandale Beach is strategically positioned between a diverse array of submarkets with unparalleled access to South Florida's main commercial corridors, attractions, and amenities.

The property is located on the intersection of Hallandale Beach Blvd and S Ocean Drive, two of the busiest main corridors just steps away from the beach.

- **Proximity to Major Cities:** Only 13 miles south of Fort Lauderdale and 20 miles north of Miami, Hallandale Beach serves as a convenient midpoint for those working or playing in either city and pulls from Aventura, Sunny Isles, Golden Beach, and surrounding affluent areas.
- **A Thriving Entertainment Scene:** Home to Gulfstream Park, a renowned horse racing venue and casino, as well as the Big Easy Casino, Hallandale Beach attracts entertainment seekers from all over South Florida.
- **Beautiful Beaches and Parks:** With its pristine beaches and well-maintained parks, Hallandale Beach is a haven for outdoor enthusiasts and tourists.
- **Retail and Dining:** The area features a mix of high-end boutiques, popular retail chains, and diverse dining options, making it a shopping and culinary hotspot.
- **Growth Potential:** Ongoing developments and new projects are continually enhancing the appeal and infrastructure of Hallandale Beach, promising sustained growth and increased property values.



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YONI SUNSHINE | COMMERCIAL ADVISOR | 216 973 9534  
JASON ABITBOL | COMMERCIAL ADVISOR | 561 542 3704



# RETAIL MAP





# PROPERTY LOCATION



- DRIVE TIME**
- **Ft Lauderdale:** 20 Minutes.
  - **Aventura:** 10 minutes.
  - **South Beach:** 30 Minutes.



# OFFERING SUMMARY

**1801 S OCEAN DR, HALLANDALE BEACH, FL 33009**

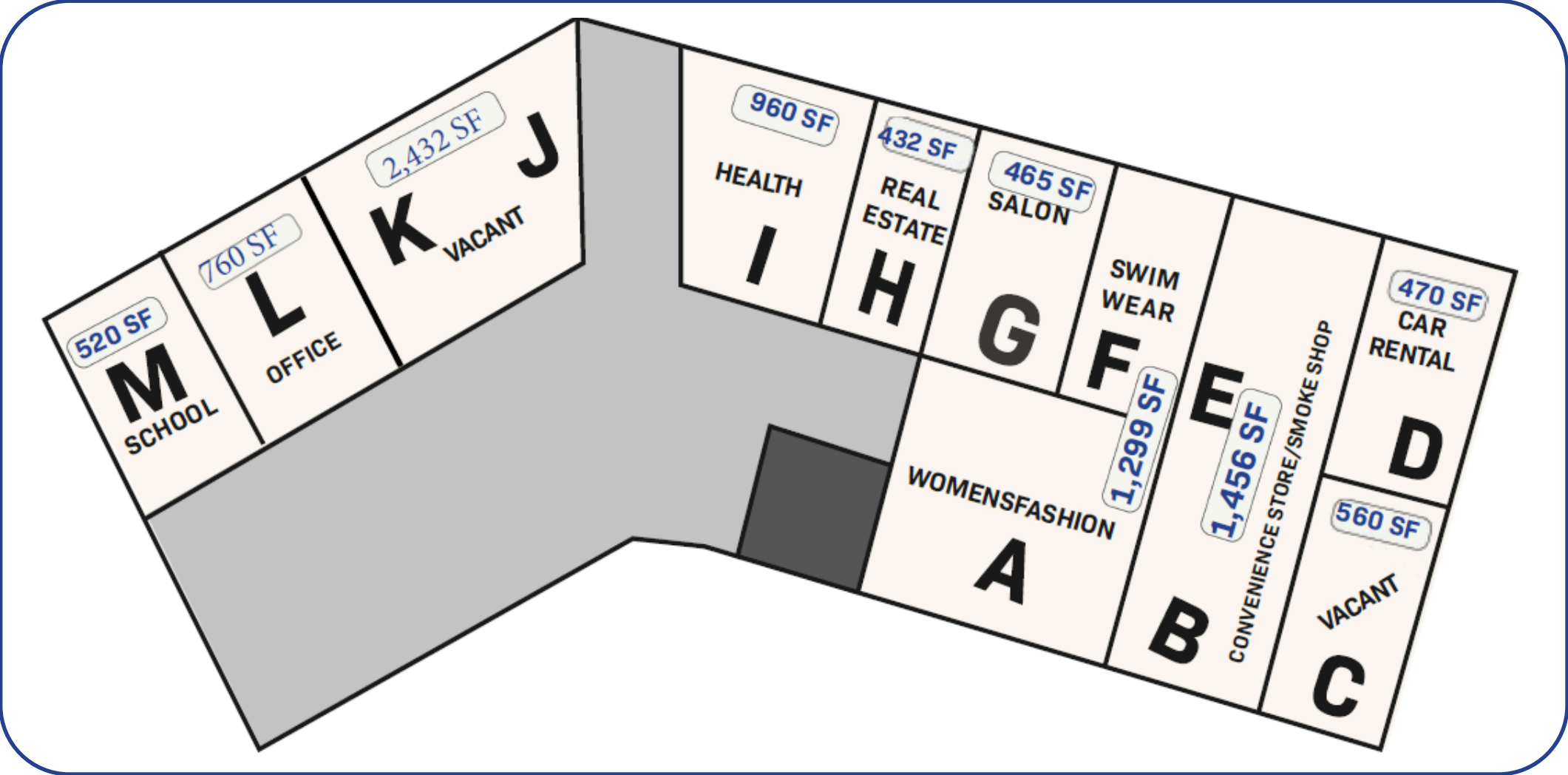
Gross Leaseable Area	9,354 SF
Units	11
Gross Income	\$230,836.56
Proforma NOI	\$246,235.79
Proforma Cap Rate	12.31%
Traffic Count	71,000 AADT
Zoning	RM-HD-2
Allowable Uses	House of worship, public/private schools, public facilities/utilities, food store, beautyshop, restaurant, lounges, medical and professional offices.
Asking Price	\$1,999,999

Aside from the prime real estate, and the ability for a buyer to control the entire retail segment of imperial towers, this unique offering provides a tremendous value add opportunity. Once leased at current market rates an investor will be able to enjoy an **12.31%** Cap Rate in one of the most desired areas of South Florida.





# SITE PLAN





# CURRENT INCOME

Tenant	Suite	SF	\$/SF	Annual Rent	Rent	Start Date	End Date	Increase	Date of Increase
FLO Inc.	A, F	1,299	\$22.92	\$29,767.44	\$4,480.62	01/01/21	12/31/21	5%	01/01/26
VG VENTURES LLC	B, E	1,456	\$31.15	\$45,360.00	\$3,780.00	12/01/23	11/30/26	5%	06/01/25
VACANT	C	560	\$ -	\$ -	\$ -				
DRIVERS RENT CAR	D	470	\$53.62	\$25,200.00	\$2,100.00	21/01/17	10/31/27	5%	06/01/24
IDEAL BEAUTY SALON INC	G	465	\$35.26	\$16,396.56	\$1,366.38	10/01/15	09/30/25	5%	10/01/25
FL TITLE & HOME HEALT	H	432	\$34.72	\$15,000.00	\$1,250.00	12/01/19	04/30/29	\$50	05/01/25
PROFESSIONAL HOME HEALT	I	960	\$28.94	\$27,780.00	\$2,315.00	08/01/23	07/31/25	5%	08/01/24
VACANT	J	1,536	\$ -	\$ -	\$ -				
VACANT	K	896	\$ -	\$ -	\$ -				
Emir Tibilov	L	760	\$31.58	\$24,000.00	\$2,000.00	11/01/24	10/31/26	\$200	05/01/25
KIBERONE MIAMI LLC	M	520	\$36.35	\$18,000.00	\$1,575.00	11/01/23	10/30/24	5%	11/01/25
Sign Kate Stevens				\$6,000.00	\$500.00				
TOTAL		9,354	\$26.39	\$208,404.00	\$17,367.00				
OCCUPIED TOTAL		6,362	\$32.76						

Current Gross	\$208,404.00
Current Expenses	\$184,468.00

TOTAL EXPENSE BREAKDOWN	
Condo Maintenance Fee	\$154,260.00
Property Tax	\$29,908.00
Monument Sign Electric	\$300.00



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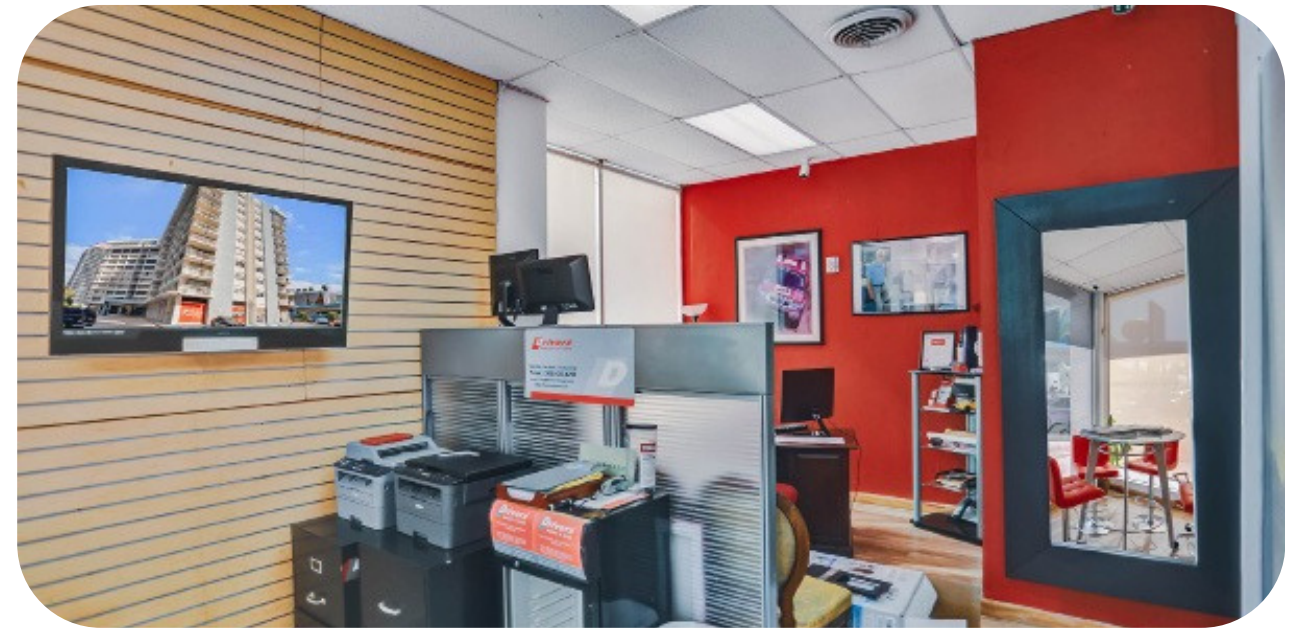
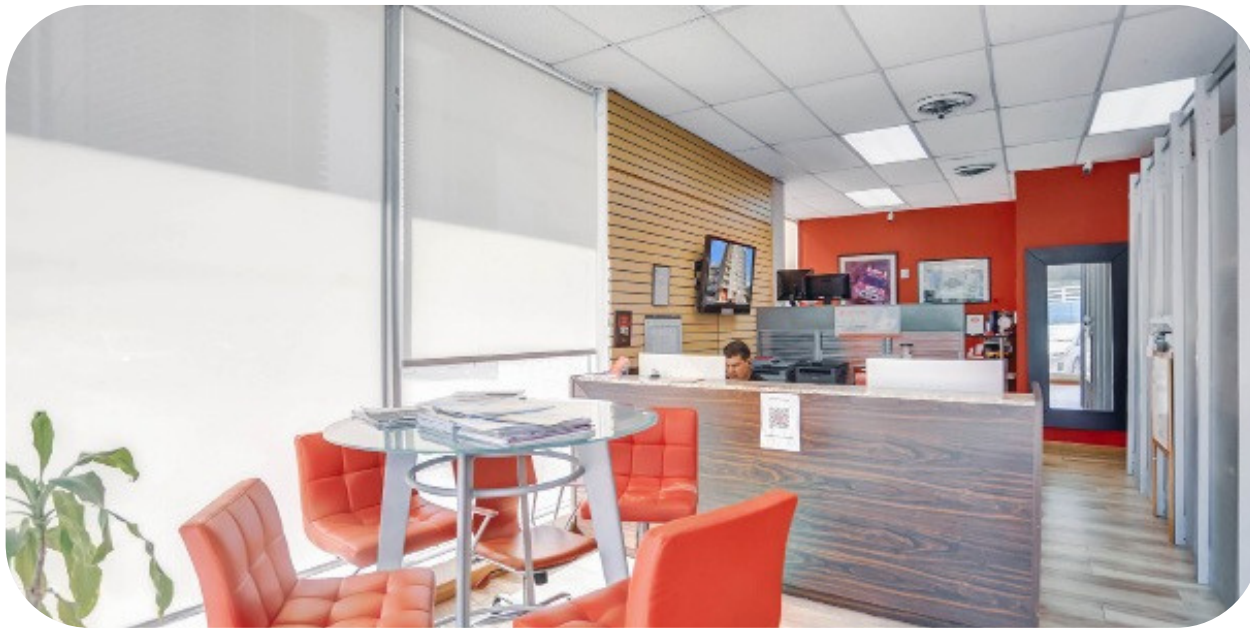


# 2026 PROFORMA INCOME & EXPENSES

Tenant	Suite	SF	\$/SF	Annual Rent	Rent	Lease Type
New Tenant	A, F	1,299	\$25.00	\$32,475.00	\$2,706.25	NNN
New Tenant	B, E	1,456	\$25.00	\$36,400.00	\$3,033.33	NNN
New Tenant	C	560	\$25.00	\$14,000.00	\$1,166.67	NNN
DRIVERS RENT CAR	D	470	\$59.12	\$27,786.40	\$2,315.38	Gross
New Tenant	G	465	\$25.00	\$11,625.00	\$968.75	NNN
FL TITLE & HOME HEALT	H	432	\$37.50	\$16,200.00	\$1,350.00	Gross
New Tenant	I	960	\$28.94	\$24,000.00	\$2,000.00	NNN
New Tenant	J	1,536	\$25.00	\$38,400.00	\$3,200.00	NNN
New Tenant	K	896	\$25.00	\$22,400.00	\$1,866.67	NNN
New Tenant	L	760	\$25.00	\$19,000.00	\$1,583.33	NNN
New Tenant	M	250	\$25.00	\$13,000.00	\$1,083.33	NNN
Sign Kate Stevens				\$6,000.00	\$500.00	NNN
TOTAL		9,354	\$26.39	\$261,286.40		

Gross Income	\$ 261,286.40
Expenses	\$ 184,468.00
CAM Recovery	\$ 166,697.87
NOI	\$ 243,498.27
Proforma Cap Rate	12.17 %
Purchase Price	\$ 1 999,999





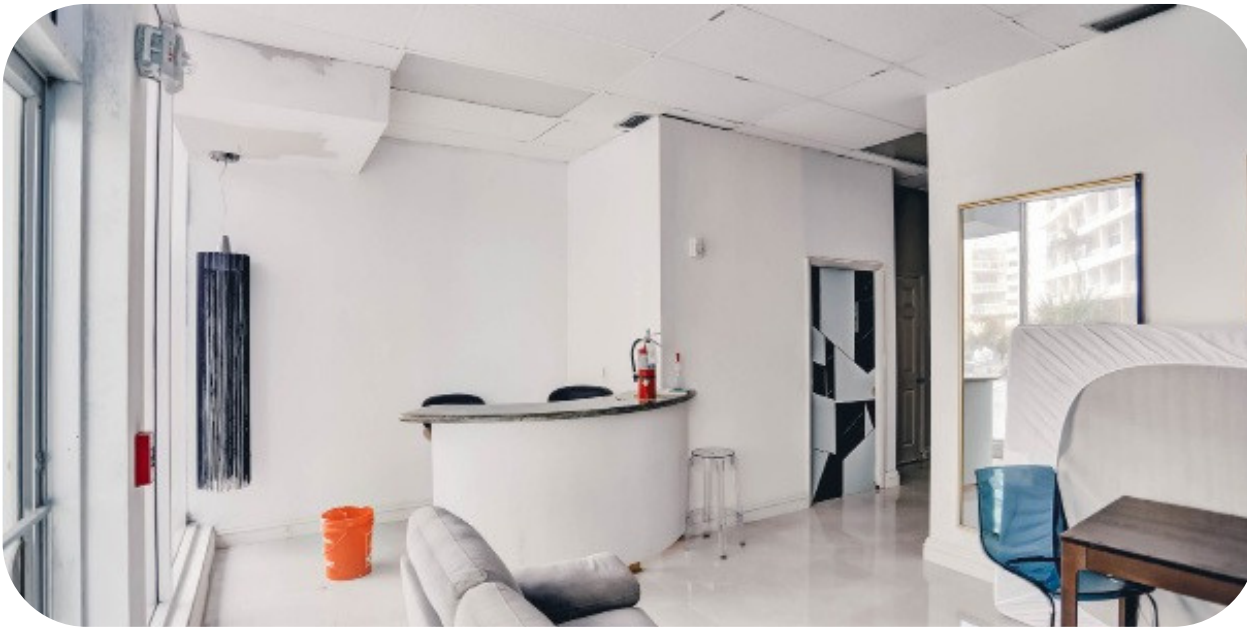




# INTERIOR PHOTOS

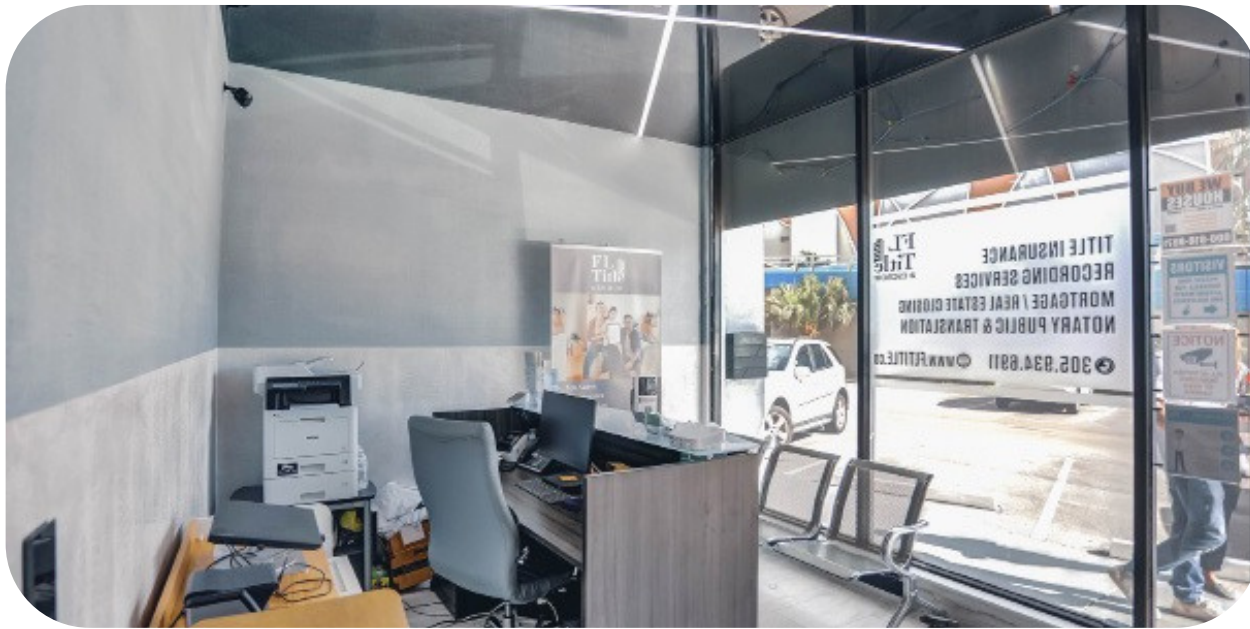






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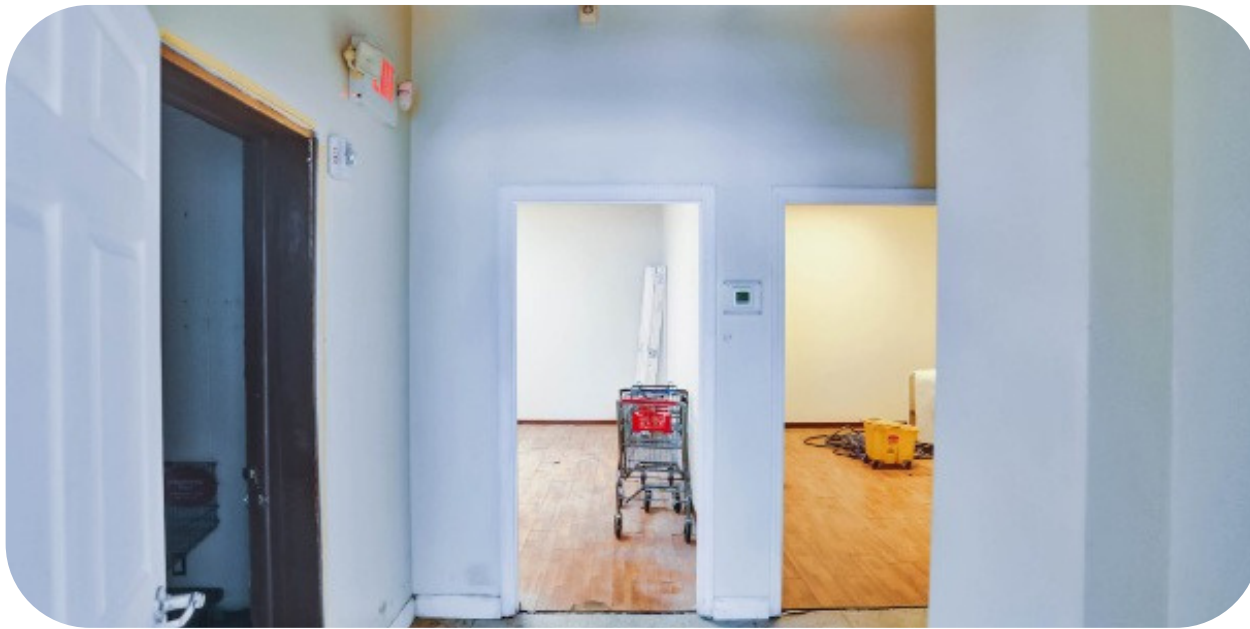




# INTERIOR PHOTOS









# EAST VIEW S OCEAN DR

HALLANDALE BEACH

S OCEAN DR

38,000 AADT

33,000 AADT

HALLANDALE  
BEACH BLVD

S OCEAN DR







# LOCATION



# 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

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