



OCEAN'S SOUND

FOR SALE

16-ROOM MOTEL

322 Nevada Street
Hollywood, FL 33019

 **APEX**
CAPITAL REALTY

EXECUTIVE SUMMARY

Welcome to Ocean's Sound Motel, a rare investment opportunity located in vibrant Hollywood, Florida. This charming 16-room motel is now available for sale, offering both a prime location and strong potential for income generation or redevelopment.

Situated just minutes from the world-famous Hollywood Beach and Broadwalk, Ocean's Sound Motel sits on an 8,054 SF lot and boasts a building size of 9,927 SF. The property includes 16 well-maintained guest rooms, making it ideal for short-term vacation rentals, boutique hospitality, or repositioning for alternative commercial uses.

With consistent tourism traffic year-round, proximity to dining, shopping, and entertainment, and easy access to Fort Lauderdale-Hollywood International Airport, this offering presents a unique chance to acquire a high-demand asset in one of South Florida's most dynamic coastal markets.

Whether you're an investor seeking turnkey income, a hotel operator looking to expand, or a developer eyeing future potential, Ocean's Sound Motel represents exceptional value and opportunity.



HIGHLIGHTS

- Private parking on property acting as additional revenue source
- Located adjacent to an 8 story city owned public garage
- Entry-Level investment opportunity: smaller 16-room count makes this a manageable, cost-effective investment, ideal for first-time buyers entering the hotel industry.

BUILDING SIZE	8,054 SF
LOT SIZE	9,927 SF
NUMBER OF KEYS	16
CORRIDOR	Exterior
ZONING	BRT-25-C
YEAR BUILT	1970
ASKING PRICE	\$5,000,000

UNIT MIX & FINANCIALS

Type	Bathrooms	Units	# Bedroom	# Kitchenettes
0 Bedroom (Studio)	4	4	0	4
1 Bedroom	12	12	12	12



322 NEVADA STREET

ADR	86.65
OCCUPANCY	75.4%
GROSS INCOME	\$381,908.00
RESORT FEE	\$88,067.20
PARKING (est 50% pay)	\$58,400
TOTAL	\$528,375.20

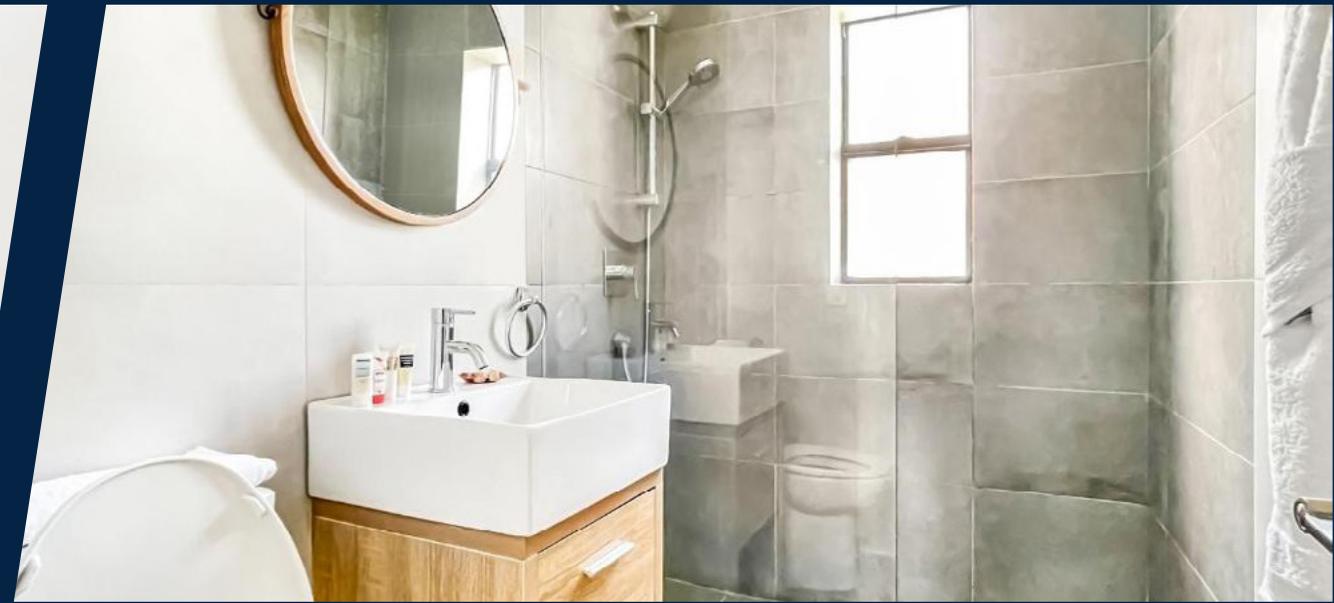
FIXED EXPENSES

INSURANCE	\$16,880.00
TAXES (PAID 1 MONTH BEHIND)	\$26,733.56
PROPERTY TAXES	\$81,838.49
ELECTRIC	\$19,727.54
WATER	\$16,292.99
TOTAL	\$161,472.58

NOI

\$366,902.62

INTERIOR PHOTOS



SOUTH VIEW

AVENTURA

6 miles away



NORTHEAST VIEW



BIRD'S EYE VIEW

HOLLYWOOD BEACH

A1A

A1A



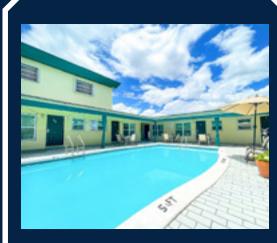
LOCATION MAP



DANIA POINTE
102-acre premier mixed-use development with over 740,000 SF



FORT LAUDERDALE INTERNATIONAL AIRPORT



THE DELMAR HOTEL



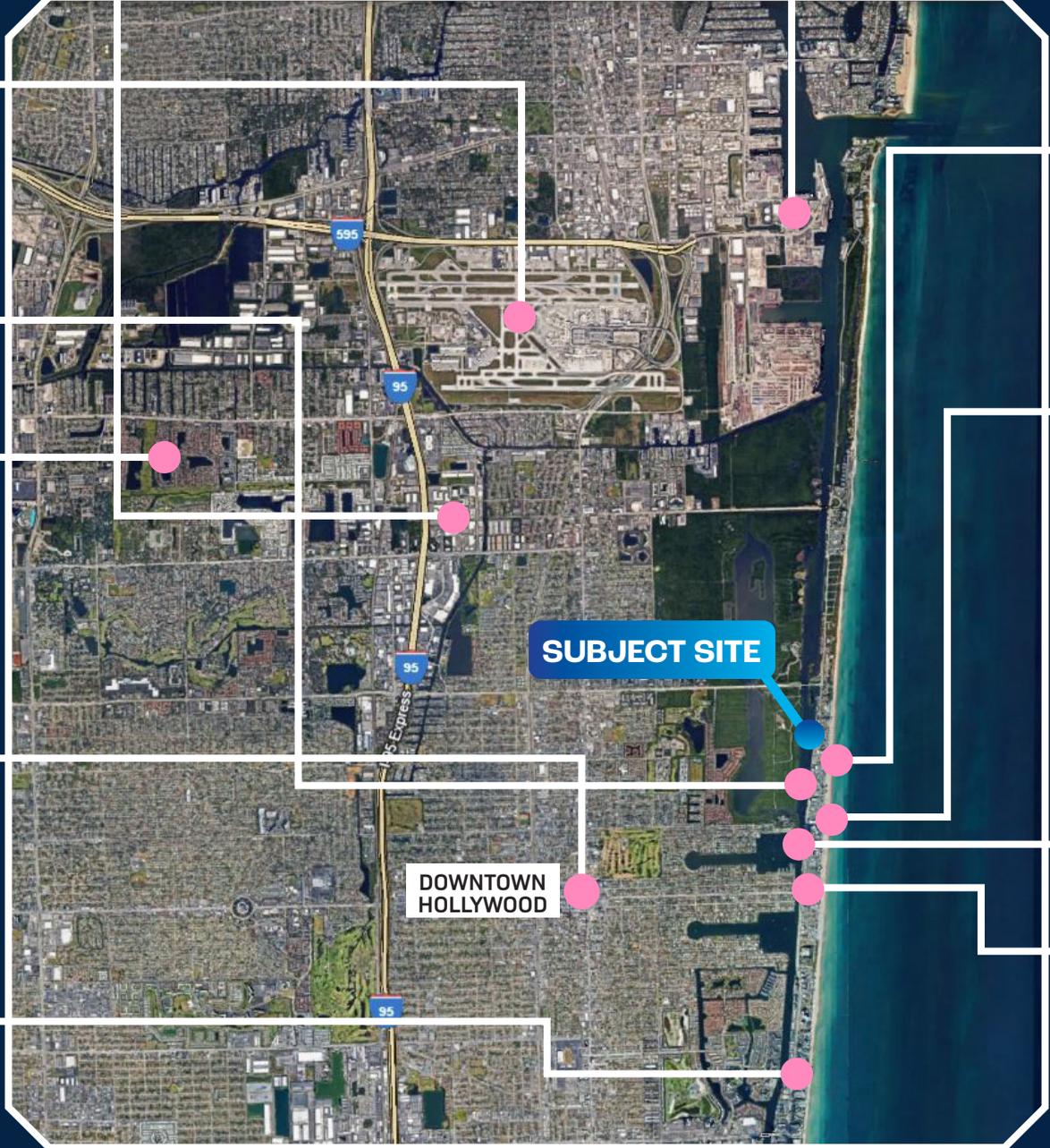
HARD ROCK HOTEL & CASINO



YOUNG CIRCLE - ARTS PARK
City park hosting a variety of arts events, with an outdoor amphitheater



THE DIPLOMAT BEACH RESORT
1000 Room Hotel Tower on the beach which is currently being renovated



PUBLIC PARKING GARAGE



PORT EVERGLADES CARGO AND CRUISESHIP TERMINAL



HOLLYWOOD BEACH THEATER AND PLAZA
is located on the Broadwalk at Johnson Street



MARGARITAVILLE RESORT
18-story, 349-room resort located on the Hollywood Beach Broadwalk



HISTORIC HOLLYWOOD BEACH RESORT

LOCATION HIGHLIGHTS

Hollywood Beach is consistently a top 25 beach destination and continues to attract tourists from around the world.

The famous Hollywood Beach Broadwalk is a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. This brick-paved thoroughfare hosts pedestrians, joggers, bicyclists, rollerbladers, and millions of visitors every year.

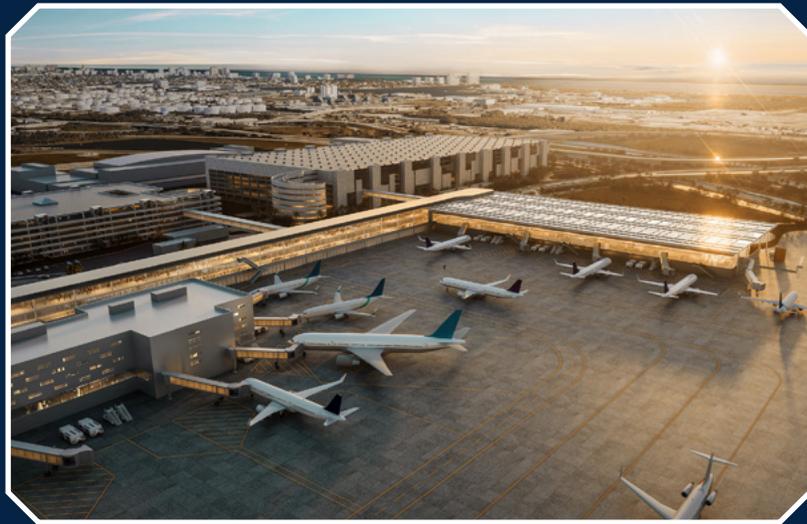
Downtown Hollywood is a lively area featuring arts, dining, and entertainment. At its center is Young Circle, a park that hosts local events, with the nearby Arts Park offering outdoor performances and art exhibits. The area is also home to trendy shops, restaurants, and bars, making it a popular destination for both locals and visitors seeking a lively atmosphere and a touch of South Florida's artistic flair.

The Seminole Hard Rock Hotel and Casino is a renowned entertainment destination featuring a massive casino, luxurious hotel, and a variety of dining and shopping options. Known for its iconic guitar-shaped hotel, it offers world-class gaming, live performances, a spa, and vibrant nightlife, making it a popular spot for both visitors and locals.



TRANSPORTATION & ACCESSIBILITY

- Fort Lauderdale-Hollywood International Airport (FLL) generates over \$8.6 billion annually for the local economy.
- FLL supports more than 135,000 jobs in aviation, hospitality, retail, and logistics.
- FLL serves approximately 36 million passengers each year, contributing to tourism and business activity.
- Port Everglades handles over 4 million tons of cargo annually, making it one of the busiest cargo ports in the U.S.
- It ranks as the third-largest cruise port in the world, serving over 4 million passengers each year.
- Port Everglades generates approximately \$32 billion in annual economic activity.
- Port Everglades supports over 13,000 local jobs in shipping, logistics, and tourism.
- Hollywood Station is a key transportation hub in South Florida.
- It serves Brightline, Tri-Rail, and Amtrak, offering multiple transit options.
- Hollywood Station connects travelers to major cities, including Miami, Fort Lauderdale, and West Palm Beach.





TOURISM IN HOLLYWOOD

72.5%
AVERAGE HOTEL
OCCUPANCY

\$145
AVERAGE DAILY RATE

Hollywood Beach

is consistently a **Top 25 Beach Destination** and continues to attract tourists from around the world.

This steady flow of visitors creates a constant demand for quality retail and entertainment options.

Source: Greater Fort Lauderdale Convention & Visitors Bureau



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