

FOR SALE

Turnkey Hotel with Upside Potential On Award-Winning Hollywood Beach

320 Nebraska Street, Hollywood, Florida

Initial Offer Deadline: February 23, 2018

Offering Price: To Be Determined By Market

Commercially Zoned, Newly Renovated, All-Suite Hotel

200 Feet From The Ocean

HOLLYWOOD, FL – SOUTH FLORIDA'S EMERGING STAR

Hollywood, Florida is becoming South Florida's third greatest destination city after Miami and Fort Lauderdale. Investors are snapping up properties and negotiating zoning variances in preparation for an influx of foreign and domestic residents and visitors. The **Hollywood by the Sea** property, commercially zoned, already allows for several lucrative income-producing uses. It's full of possibility for any creative and forward-thinking investor, especially one who appreciates the international appeal of Florida.

Halfway between Ft. Lauderdale and Miami, and just minutes from Fort Lauderdale Airport and the major cruise ship harbor Port Everglades, Hollywood is the quintessentially charming Florida beach town. A TripAdvisor "Travelers' Choice" winner, Hollywood Beach features a one-of-a-kind oceanfront promenade, the Hollywood Beach Broadwalk, nearly two and half miles of restaurants, parks, an active bike path and beautiful, unspoiled seashore. Guests from all over the world visit the beach, watch the sunset from Intracoastal-front eateries, or take a local trolley to nearby downtown for more dining, nightlife and the Young Circle ArtsPark events.

In the past few years, Hollywood has experienced a renaissance, bringing it to the attention of both travelers and developers. New hotels and luxury residences have transformed the downtown area into a lively, walkable destination city, while Jimmy Buffett's Margaritaville opened its first major resort in the center of the beach community, working closely with local agencies to upgrade the iconic city bandshell and its nightly entertainment lineup as well as the neighboring shops and cafes. Local government, the CRA and private money have invested heavily in Hollywood as the next great city of South Florida's future, combining financial possibility with the undeniable allure of the tropical lifestyle only Florida can offer.

Highlights

- Eight one-bedroom suites, each with a queen-sized bed plus futon or Murphy bed in the adjacent living room
- Full kitchen, full bath & dining area for four in each unit, outdoor BBQ & seating areas
- Conveniently located between Ft. Lauderdale & Miami, the property enjoys favorable zoning allowing for additional density and height
- Located at one of the top-rated beaches in the world, surrounded by many local natural attractions & other activities
- Hollywood is one of the principal cities in the Miami/Ft. Lauderdale metropolitan area with a population of over 150,000 & an average temperature between 68 and 83 °F
- The city was founded in 1925 & retains much of its Art Deco charm

In 2016, Hollywood Beach had 6.5 million visitors

For more information, please contact:

Robin Kerr Drulard
JLS Investment Realty LLC
C: 646.246.6867
robindrulard@icloud.com

Maximo Rodriguez
Hilco Real Estate
C: 305.345.0815
mrodriguez@hilcoglobal.com

855.755.2300 | HilcoRealEstate.com

Note: The above information is subject to inspection and verification by all parties who are relying on it to formulate an offer. No liability for its inaccuracy, errors, omissions, is assumed by the Seller or its agents.

