

## INVESTMENT OVERVIEW

Joseph Thomas, Alec Demetriou and The Thomas Team of Marcus & Millichap, as exclusive listing agents, are pleased to offer for sale the Sandy Shores located in Hollywood Beach, Florida.

### SUBJECT PROPERTY

Sandy Shores was originally constructed in 1953, consists of 20 units totaling 7,281 square feet of living area and is situated on a 12,746 square foot lot, according to the Broward County Property Appraiser. The property is comprised of (14) studios, (4) one-bedroom | one-bathroom apartments and (2) two-bedroom | one-bathroom apartments. All units have been remodeled with ceramic tile flooring, upgraded kitchens, appliances and bathrooms. Sandy Shores currently operates as a vacation-rental property exclusively on AirBnb and located a short walk from the Hollywood Beach Broadwalk and various shops, restaurants and attractions.

### LOCATION

Sandy Shores is situated along Van Buren Street, just south of Hollywood Boulevard between State Road A1A and S Surf Road in Hollywood Beach. The location is approximately 350 feet from the beach and the famed Hollywood Broadwalk (a brick-paved promenade that stretches nearly 2.5 miles along the Atlantic Ocean, which is a popular destination for both locals and tourists). The area features numerous bars, restaurants and entertainment venues, including Margaritaville Hollywood Beach Resort. Sandy Shores is also proximate to the Historic Hollywood Beach Resort (0.2 miles), Billy's Stone Crab (0.4 miles), Harry Berry Park (0.5 miles), Margaritaville Hollywood Beach Resort (0.6 miles), GG's Waterfront Restaurant (0.7 miles), Le Tub Restaurant (0.8 miles), Hollywood Marina (0.8 miles) and The Diplomat Beach Resort (1.4 miles). Furthermore, just a short drive from the property is ArtsPark at Young Circle (2.2 miles), Publix Supermarket at Hollywood Circle (2.2 miles), Walmart Supercenter (2.2 miles), Hollywood Central Performing Arts Center (2.3 miles), Hollywood Beach Golf Club (2.5 miles) and Shell Bay Golf Club (2.5 miles).

### SUMMARY

Sandy Shores is being offered for sale free and clear of debt at \$4,900,000 or \$245,000 per unit.



**20  
UNITS**



**1953-1954  
YEARS BUILT**



**7,281  
SQUARE FEET**



**\$140,834  
AHI 1-MILE**

## INVESTMENT SUMMARY

### THE OFFERING

Property Name	Sandy Shores
Property Address	324-342 Van Buren Street, Hollywood, FL 33019
Assessor's Parcel #	5142-13-01-2620 (324 Van Buren Street #1-4) 5142-13-01-2600 (342 Van Buren Street)
Zoning	BRT-25-R

### SITE DESCRIPTION

Number of Units	20
Number of Buildings	2
Number of Stories	1 & 2
Years Built	1953-1954
Living Square Feet	7,281 Square Feet (*BCPA)
Lot Size	12,746 Square Feet (*BCPA)
Topography	Fee Simple

### CONSTRUCTION

Framing	Concrete Block & Wood Frame
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Flat & Shingle

### MECHANICAL

HVAC	Wall Air Conditioning Units
Fire Protection	Smoke Detectors & Fire Extinguishers

\*BCPA - Broward County Property Appraiser



**HARRISON STREET**

**VAN BUREN STREET**

**VIRGINIA STREET**