



35 ROOM BOUTIQUE HOTEL FOR SALE



35 Room Boutique Hotel for Sale

1215 N Ocean Drive, Hollywood Beach, FL

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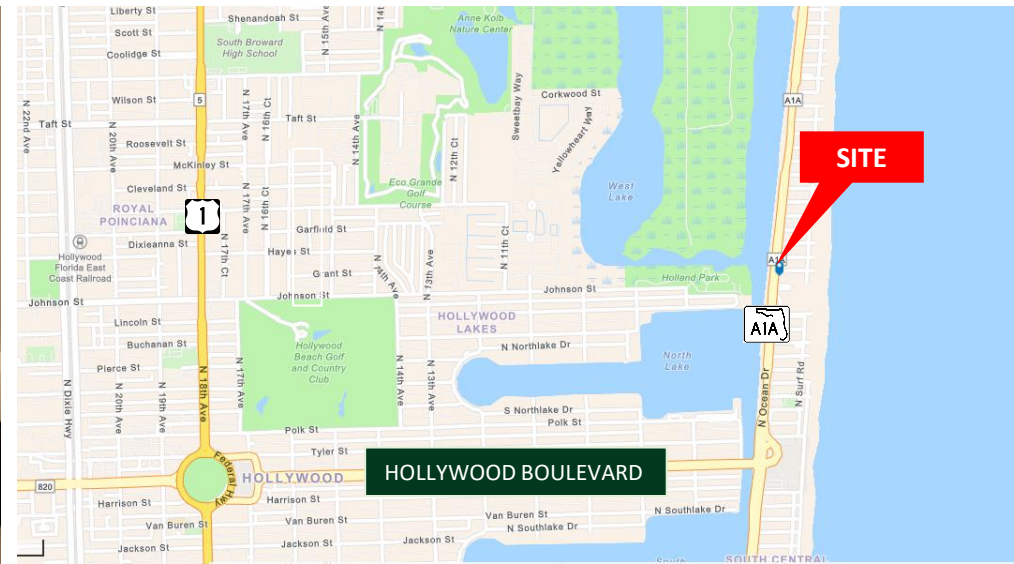
The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



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The Rotella Group exclusively offers 1215 N Ocean Blvd, Hollywood Beach, FL — a prime oceanfront property in a high-traffic, high-visibility location along A1A. Surrounded by hotels, resorts, and vibrant residential communities, it's ideal for retail, dining, or hospitality ventures with strong long-term value.



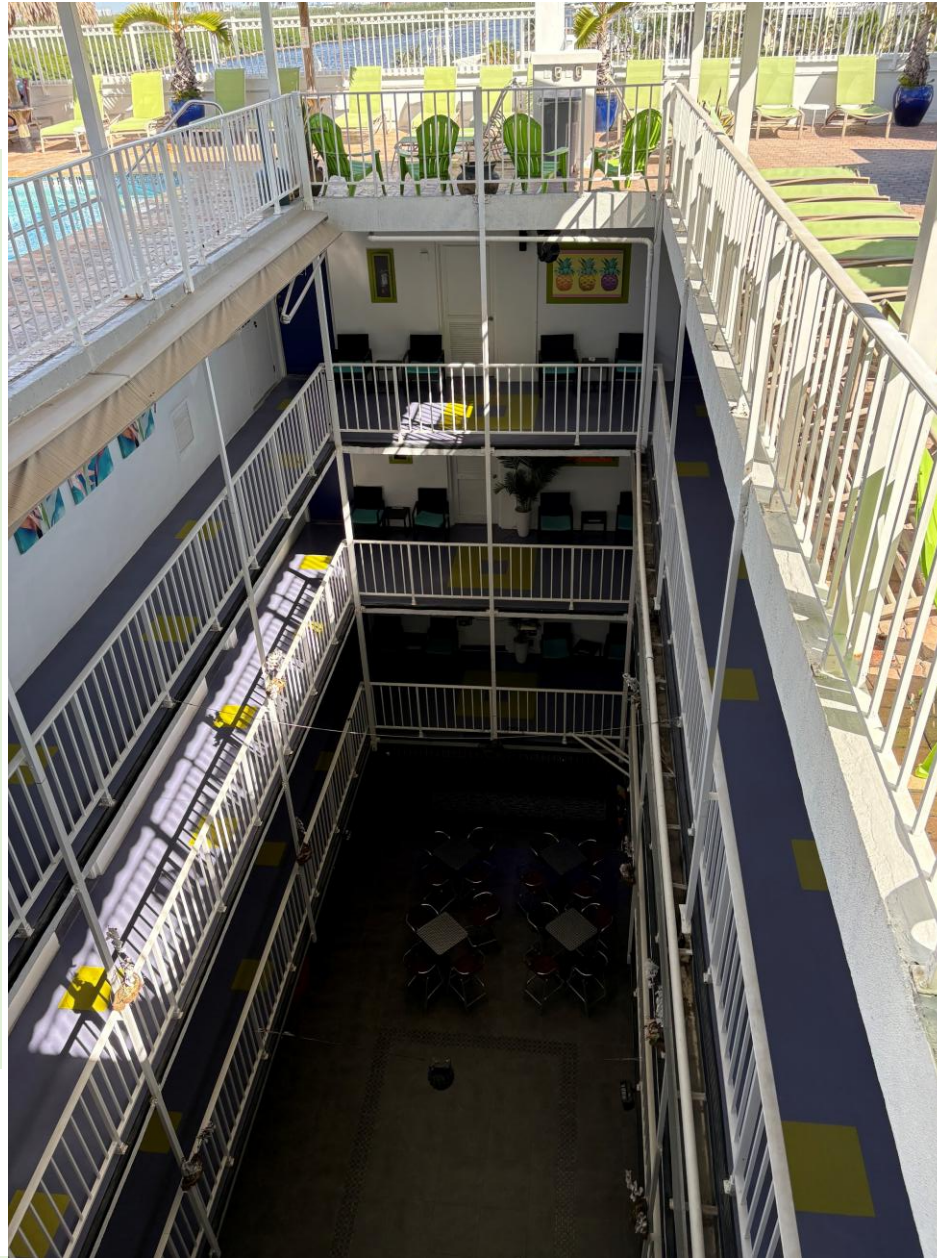
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- Year built 1973
- 16,456 total area SF
- 0.32 acre lot
- 5 stories
- BRT-25-C Zoning
- Available for Sale
- Join nearby businesses including Margaritaville, Taco Beach Shack, and Ocean Alley Restaurant
- Utilities on site / Excellent Ocean Drive (A1A) frontage
- Commercial zoning suitable for retail, dining, or hospitality
- Area attractions include Hollywood Beach Boardwalk, hotels, and beachfront shops

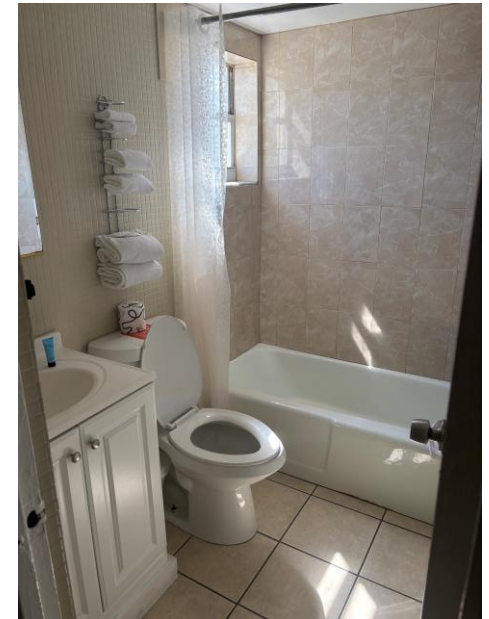


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2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,630	100,808	209,640
Total Daytime Population	5,387	90,195	250,270
Average Household Income	\$162,151	\$93,110	\$107,790
Median Age	55.7	47.7	46.1
Total Businesses	356	6,813	17,866

Source: Esri

2030 Demographics Forecast	1 Mile	3 Miles	5 Miles
Total Population	4,617	107,245	217,167
Average HH Income	\$178,295	\$103,968	\$120,448
Median Age	56.6	48.3	47.1

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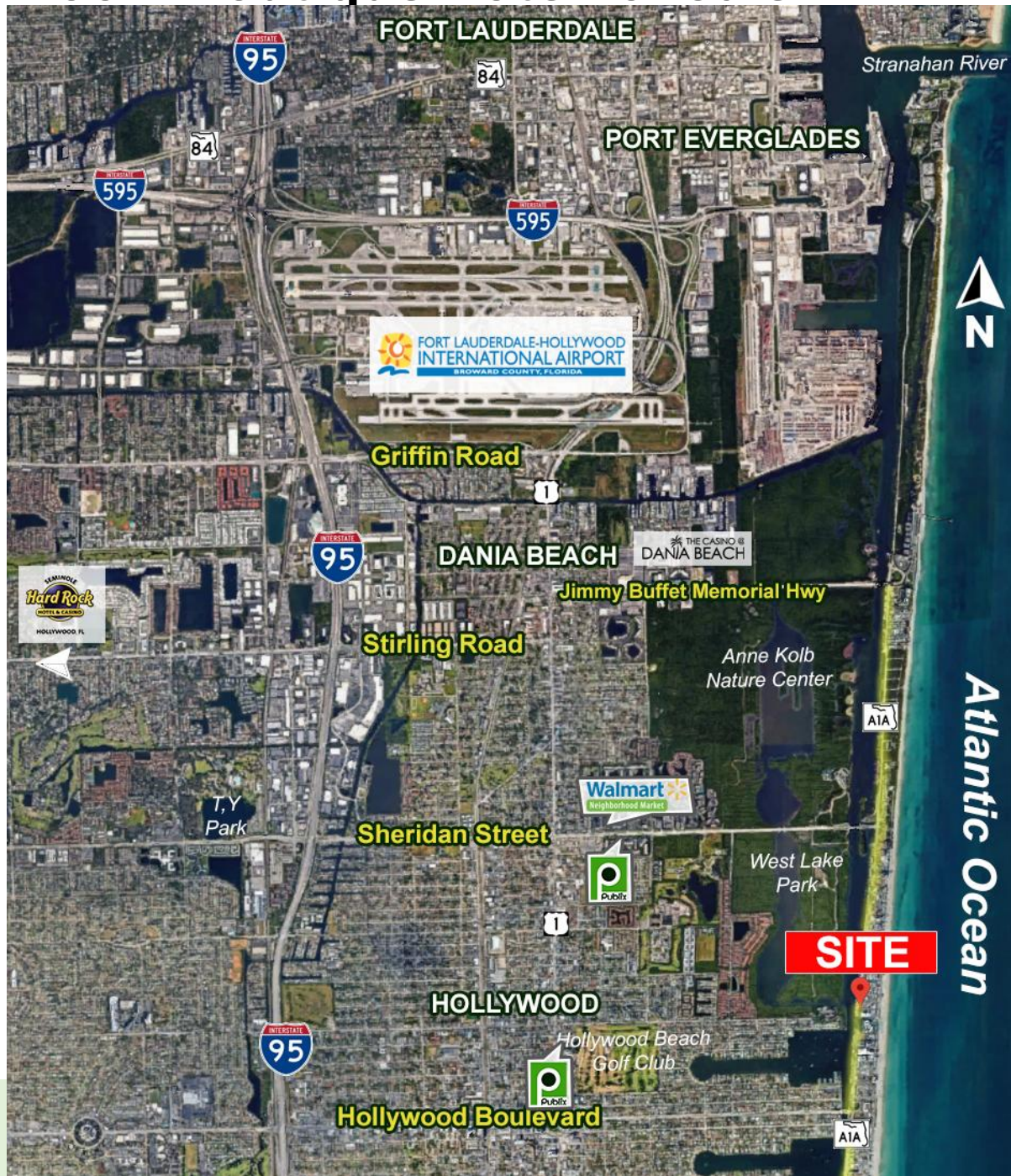
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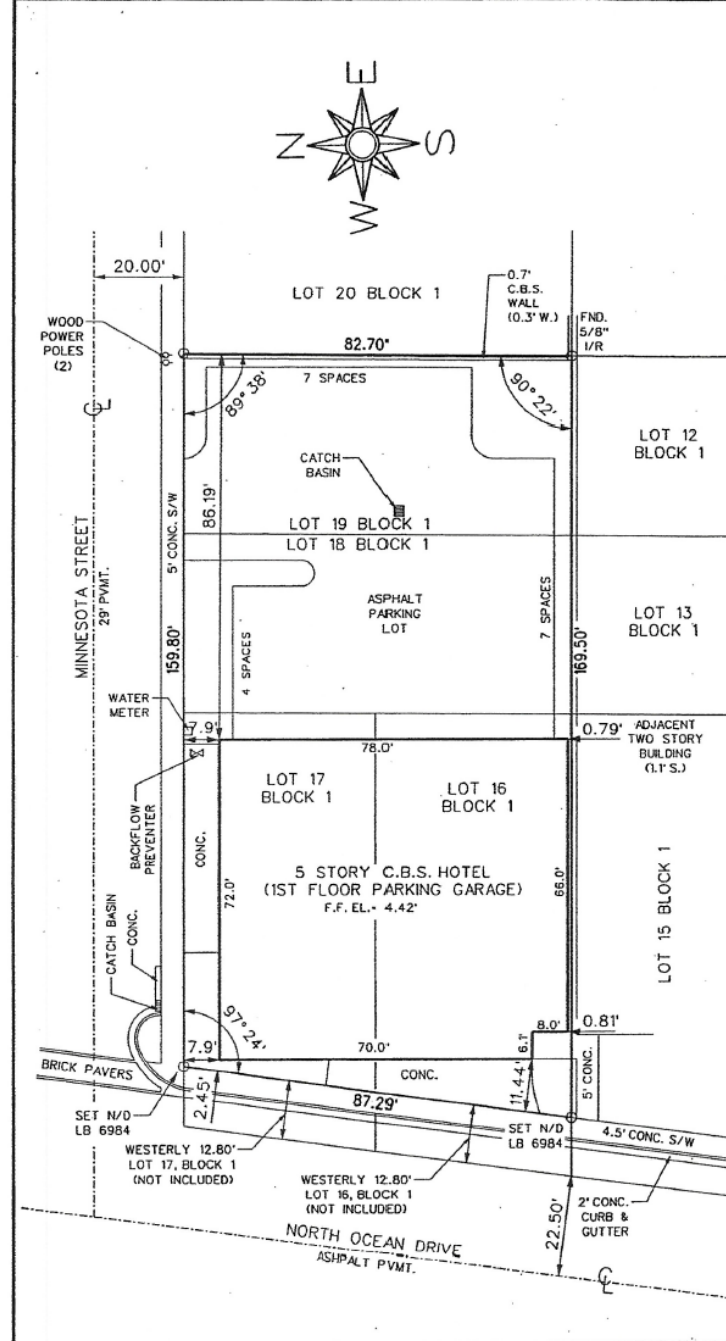


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FLOOR PLAN

MAP OF BOUNDARY SURVEY PAGE 2 OF 2	
DATE OF LAST FIELD WORK: 01/21/04	
DRAWN BY:	CAM
CHECKED BY:	WJM
SCALE:	1"=30'
FIELD BOOK/PAGE:	15/36
ABBREVIATIONS	
A	= ARC LENGTH
A/C	= AIR CONDITIONER
SLAB	
B.C.R.	= BROWARD COUNTY
RECORDS	
(C)	= CALCULATED
CH.	= CHORD
CONC.	= CONCRETE
D	= DELTA (CENTRAL
ANGLE)	
D.C.R.	= DADE COUNTY
RECORDS	
D.E.	= DRAINAGE EASEMENT
EL.	= ELEVATION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.P.L.	= FLORIDA POWER &
LIGHT CO.	
GAR.	= GARAGE
I/P&C.	= IRON PIPE AND CAP
I/R&C.	= IRON ROD AND CAP
(M)	= MEASURED
N/D	= NAIL AND DISK
O.R.B.	= OFFICIAL RECORDS
BOOK	
(P)	= PLATTED
P.B.	= PLAT BOOK
P.B.C.R.	= PALM BEACH
COUNTY RECORDS	
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF
COMMENCEMENT	
P.R.M.	= PERMANENT
REFERENCE	
MONUMENT	
PVMT	= PAVEMENT
R	= RADIUS
R/W	= RIGHT-OF-WAY
S/W	= SIDEWALK
U.E.	= UTILITY EASEMENT



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