

Las Casitas Coral Ridge

2648-2640 NE 32ND ST FORT LAUDERDALE FL 3330

 MARDERGROUP

COMPASS

Highlights

- Highly desirable neighborhood
- Close access to beach, golf course, intracoastal, Las Olas, airport.
- Surrounded by with shops and restaurants
- Lush landscaping
- Licensed and cash-flowing hotel
- Opportunity for additional value
- Turnkey operation with repeat customers
- RMM-25 zoning for potential redevelopment opportunities

Location

Las Casitas is Located in East Fort Lauderdale, in the highly desirable neighborhood of Coral Ridge. Just a few blocks from the beach, water taxi, and Coral Ridge Country Club. Easy access to major roads including Federal Highway and Oakland Park Blvd. surrounded by popular shops, dining, entertainment, and waterways.



Property Description

9% Cap Rate..Prime investment opportunity in Fort Lauderdale. Las Casitas Coral Ridge is a popular 16-unit boutique hotel set in a highly desirable neighborhood of Coral Ridge and offering a strong rental history. 2648-2640 NE 32nd St for 200 linear feet of frontage. Ample parking and a large lot of approx 0.45 acres with lucrative RMM-25 Zoning.

The property consists of two buildings, 8 furnished units per building, ranging from hotel rooms, studios with kitchenettes, to 1bedroom suites with living rooms and kitchens. One unit serves as a reception/office. Ample parking and a large lot of approx 0.45 acres with RD-15 Zoning. Seller financing option available.





Asking Price	4,995,000
Cap rate	9%
Building sqft	6410 (equal divided in 2 buildings)
Lot sqft	20,004
Zoning	RMM-25
Neighborhood	Coral Ridge
Parking	17
Year built	1959

Demographics



\$114,938

Average Household Income

25,584

Residential Population

1.8 B

Consumer Spending

within 1 mi

within 3 mi

Points of interest

1. CORAL RIDGE MALL

Target, Starbucks, Jamba Juice, Ross, Marshalls, Tj Maxx, Publix, Homegoods, Wells Fargo, AMC

2. Sicilian oven

3. Coral Ridge Country Club

4. WATER TAXI & Bokampers

5. WATER TAXI & Shooter's

6. Cafe Matarano's

7. Walgreen's

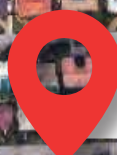
8. Beach

9. Publix

10. Mastro's Ocean Club

11. The Fresh Market

1 | CORAL RIDGE MALL



2648 - 2640 NE 32ND ST
FORT LAUDERDALE FL 33308

4



7



6



8



10



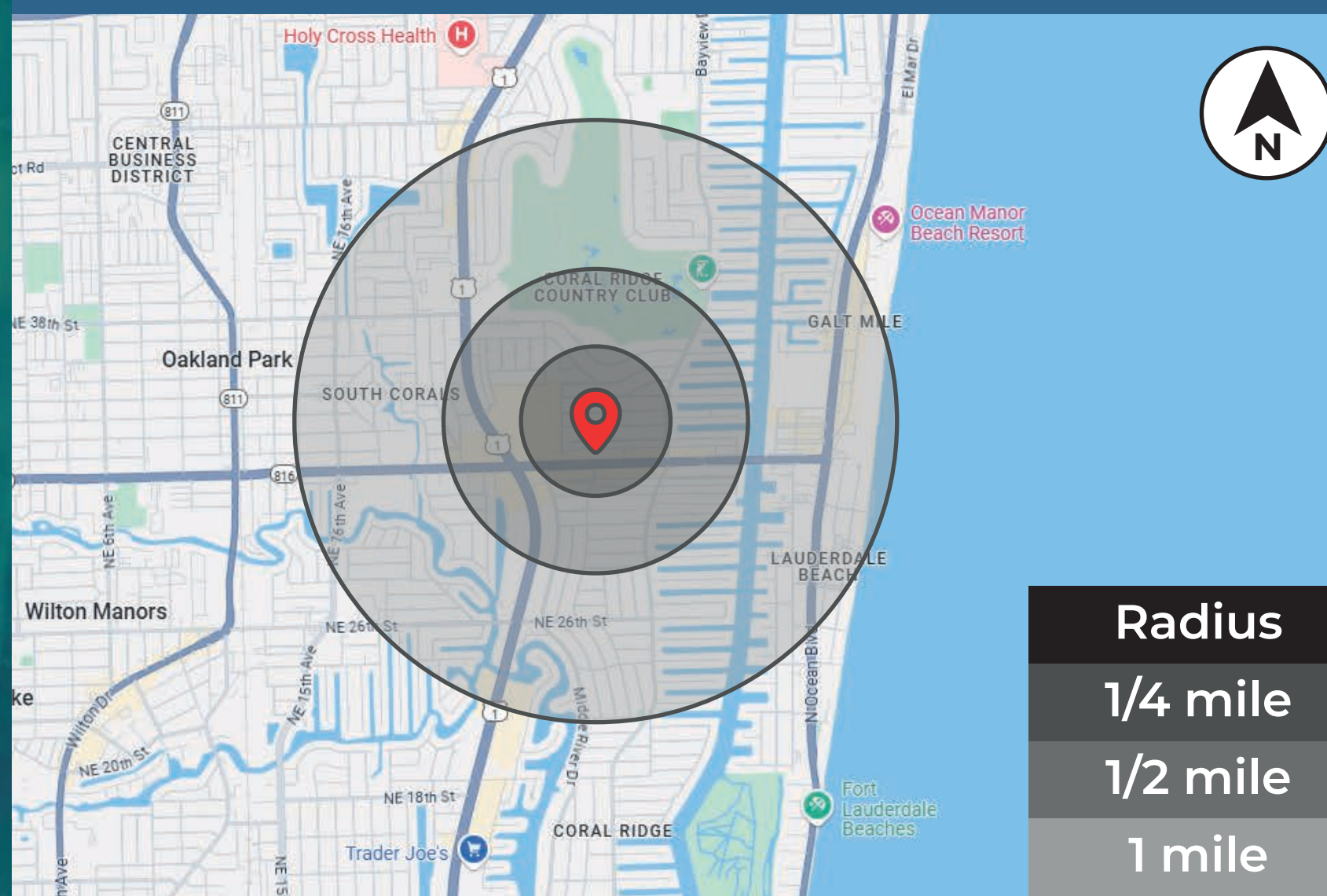
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2



5



Radius

1/4 mile

1/2 mile

1 mile

Casitas Coral Ridge Profit and Loss

January 1 - December 31, 2024



Total Revenue	\$ 599,889.00
Expenses	
Accounting Fees	3,000.00
Advertising	900.00
Building Repairs	2,357.15
Cable	3,397.04
Cleaning Supplies	1,462.83
Commission	14,184.33
Computer Systmes Costs	3,611.80
Dues and Subscriptions	299.53
Equipment Repairs	349.75
Gas and Electric	18,832.00
Insurance	7,718.96
Licenses and Permits	455.00
Maintenance	1,295.94
Office Supplies	757.08
Payroll Expenses	48,000.00
Postage and Delivery	24.90
Prop Tax	36,332.00
Telephone	3,799.10
Water	10,939.00
Total Expenses	\$ 157,716.41
Net Operating Income	\$ 430,906.20
Other Income	
Total Other Income	\$ 0.00
Net Other Income	\$ 0.00
Net Income	\$ 430,906.20







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 **(954)-951-3356**

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 **MARDERGROUP.COM**

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