

605 S. Riverside Drive

Direct Intracoastal Boutique Hospitality Asset

5-Key Waterfront Hospitality Investment



For those
ready for
what's next

OFFICE LOCATION

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Ste 104
Boca Raton, FL 33432



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\$4,100,000

ASKING PRICE (\$)

\$181,141

2025 NOI

5 KEYS

BOUTIQUE
HOSPITALITY

4,448 SF

GLA

\$205K-\$220K

FORWARD NOI

ONE Sotheby's International Realty is pleased to present 605 S. Riverside Drive, a five-key direct Intracoastal hospitality asset located in Pompano Beach, Florida. The property delivered \$181,141 in net operating income in 2025, reflecting stabilized operations with nearly a decade of continuous performance history.

First quarter 2026 occupancy exceeded 90%, with double-digit ADR growth year-over-year. Based on current booking velocity and seasonal modeling, projected 2026 NOI trends toward the \$205,000–\$220,000 range, supporting forward yield expansion above 5% at the \$4.1M asking price.

The asset includes renovated guest suites, impact-rated windows, updated HVAC systems, and enhanced waterfront amenities, reducing near-term capital expenditure exposure.

Detailed financials available upon request.

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ONE | Sotheby's
INTERNATIONAL REALTY



We Advise Our Clients in the Following Aspects:



CAPITAL MARKETS - DEBT & EQUITY

Our analysis of opportunities can provide a variety of finance options.



INVESTMENT SALES & ACQUISITIONS

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



DEVELOPMENT ASSISTANCE

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



WEALTH MANAGEMENT ADVISORY

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



TENANT REPRESENTATION

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



LANDLORD REPRESENTATION

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



ASSET MANAGEMENT

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.

Are you ready for what's next?