



UNVEILING LUXURY LIFESTYLES

STEPS FROM THE SAND. MINUTES FROM THE BROADWALK. ENDLESS SOUTH FLORIDA LIFESTYLE.

322 OKLAHOMA ST
HOLLYWOOD, FL 33019

MIAMI
LIVING

LAUDERDALE
LIVING

A Rare Coastal Living Opportunity in Hollywood Beach

Introducing a standout property located in one of Hollywood's most cherished beachside neighborhoods—where the rhythm of the ocean, charming walkable streets, and a thriving cultural scene come together. Just blocks from the world-famous Hollywood Beach Broadwalk, 322 Oklahoma St offers a lifestyle defined by convenience, leisure, and coastal charm.

This residence sits in the highly desirable East Hollywood area—an established community known for its relaxed beach-town identity, historic character, and proximity to parks, marinas, and vibrant urban cores. Whether used as a primary home, investment property, or vacation retreat, this address provides the perfect blend of comfort, location, and long-term desirability.

JUST REDUCED \$680,000! Currently 6-8% CAP RATE. Are you a developer? Check the zoning which allows you to build a 5-story 18 room hotel which is the absolute best use of this opportunity by combining the adjacent lot at 326 Oklahoma, also for sale. We have an architect already approved to help you! While you wait for that, discover a rare opportunity to own a luxury, fully renovated **LEGAL** triplex (4 BR / 4 Bath) located in the exclusive Resort Zone of Hollywood Beach, just steps from the ocean & world-famous Boardwalk. Completely remodeled in 2016, this turnkey property features three beautifully furnished units, each with private entrances, modern interiors, stainless steel appliances, & independent A/C, water, & electric meters.

Currently operating as high-performing Airbnb vacation rentals, the property enjoys exceptional occupancy rates, making it ideal for investors seeking strong cash flow. Additional highlights include impact windows, a shared laundry facility, access to biking, kayaking, paddleboarding, boating. All furniture incl. Property is a fully operational STR for over 5 years. You're not just buying real estate, you're buying a business with an established repeat revenue stream that comes directly to you. Which means you don't need to pay fees to airbnb or other platforms. List of repeat tenants included in the price.



SUMMARY DESCRIPTION

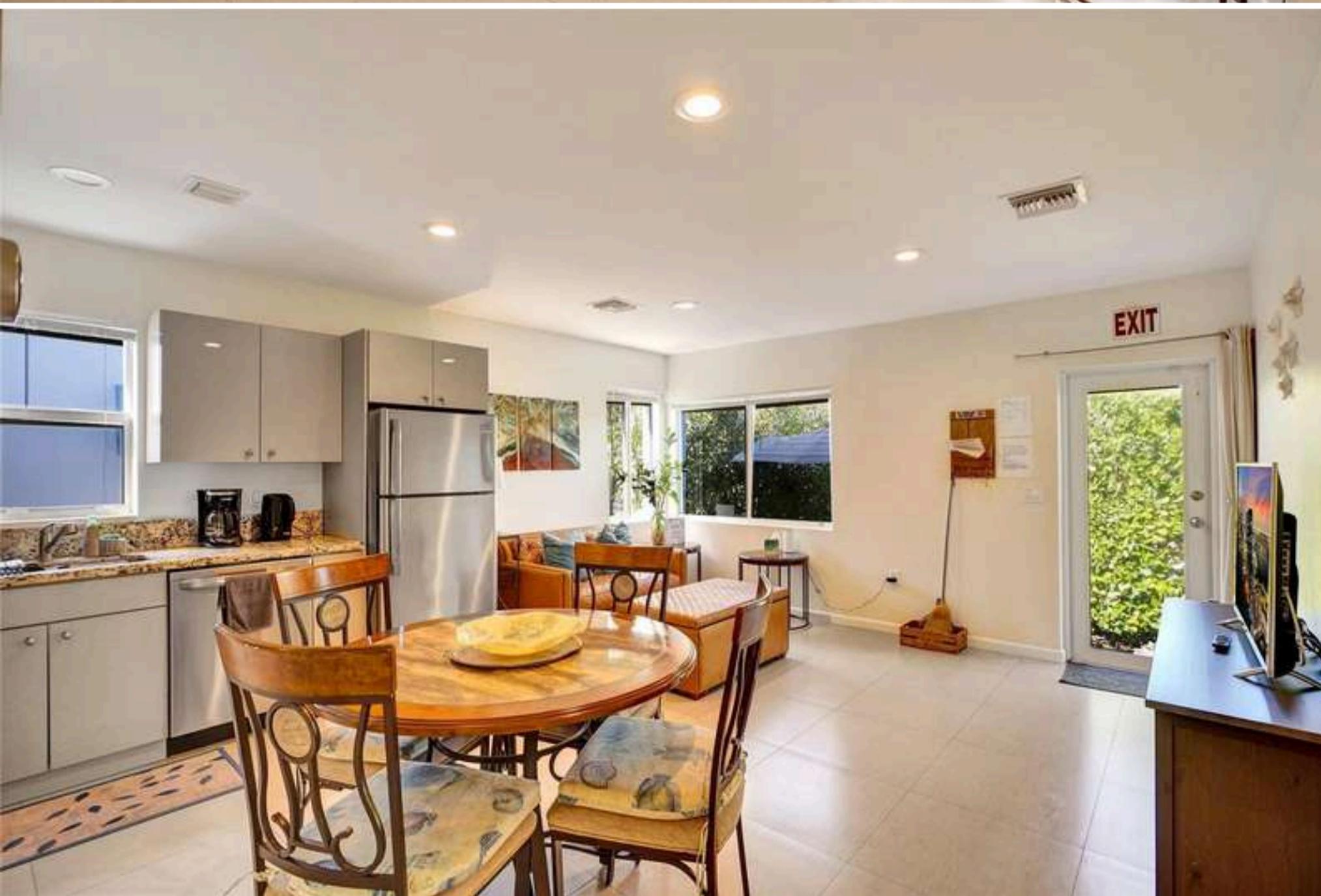
An ideally located beach-area property offering the rare combination of walkability, recreation, and community charm. 322 Oklahoma St places you near the Atlantic shoreline, the Hollywood Broadwalk, and the area's best dining, shopping, arts, and cultural destinations. This property is perfect for buyers seeking an accessible, amenity-rich lifestyle in a steadily growing coastal community with strong year-round demand.

HIGHLIGHTS & AMENITIES

- Highly sought-after Hollywood Beach location
- Just minutes from the Hollywood Broadwalk, the beach, cafés, and waterfront dining
- Peaceful residential street with coastal small-town charm
- Easy access to downtown Hollywood, ArtsPark, and cultural venues
- Proximity to marinas, boat ramps, and waterfront recreation
- Short drive to Fort Lauderdale–Hollywood International Airport
- Strong local rental demand and excellent walkability
- Part of Hollywood's thriving 33019 beach district







LIFESTYLE OFFER

322 Oklahoma Street embodies South Florida's beachside future: a balance of relaxation, recreation, and cultural vibrancy. This part of Hollywood is known for its laid-back coastal lifestyle—morning jogs along the Broadwalk, bike rides by the Intracoastal, sunset strolls, and a constant feeling of “vacation mode” right at home.

Hollywood balances nostalgia with modern flair. You'll find retro beachfront hotels, new café concepts, craft breweries, outdoor markets, art studios, and miles of pristine coastline—all woven into a friendly, walkable community.



► Who Lives Here?

Hollywood Beach and the surrounding East Hollywood neighborhoods attract a dynamic, growing population that values coastal convenience and cultural diversity.

Within the immediate area, residents include:

- Young professionals
- Families
- Retirees seeking walkable living
- Seasonal residents and vacation homeowners
- Boaters, outdoor enthusiasts, and beach-first lifestyle seekers
-

Demographic Snapshot (Area-Wide):

- Median Age: Early 40s
- Household Income: Approximately \$60,000+
- Housing Mix: Single-family homes, boutique apartments, beach cottages, updated multifamily units
- Lifestyle: Highly walkable, health-conscious, community-oriented





➤ Art, Culture & Local Events

Living here means being immersed in Hollywood's year-round energy:

- **Downtown Hollywood ArtWalk** – Monthly showcase of local artists, food, music, and street performances
- **ArtsPark at Young Circle** – Live concerts, open-air cinema, festivals, and cultural events
- **Hollywood Mural Project** – A city-wide collection of large-scale outdoor art
- **Hollywood Latino Festival** – Celebrating the city's vibrant cultural diversity
- **Beachfront music events & farmers markets** – Seasonal pop-ups along the Broadwalk

Want a more relaxed day? Watch the waves from a beachfront café, explore local galleries, or enjoy a bike ride from Hollywood Beach all the way to Dania Pier.

► Local Favorites You'll Love

This coastal neighborhood is full of beloved local spots:

- **Hollywood Broadwalk** – 2.5 miles of oceanfront dining, shopping & recreation
- **Margaritaville Beach Resort** – Live music, water sports & destination dining
- **Le Tub Saloon** – Iconic burgers on the Intracoastal
- **Billy's Stone Crab** – A South Florida seafood staple
- **The Hollywood Beach Theatre** – Free live music right on the Broadwalk
- **Anne Kolb Nature Center** – Kayaking, nature trails & scenic overlooks



► Getting Around

322 Oklahoma St offers exceptional accessibility:

- Quick access to A1A, Federal Highway, I-95, and the airport
- Walkable to shops, beaches, and waterfront dining
- Excellent bikeability and local trolley service
- Minutes from downtown Hollywood, Fort Lauderdale, and Dania Beach

Parks and Recreation

The property sits within minutes of some of Broward County's best outdoor destinations:

- **North Beach Park** – Nature trails, dunes & beachfront access
- **West Lake Park** – Kayaking, paddle boarding & mangrove estuary trails
- **Holland Park** – Observation tower, boat docks & picnic areas
- **Hollywood Beach Golf Club** – Classic Florida-style golf course
- **TY Park** – Family recreation, jogging paths & water park attractions

Whether you enjoy boating, biking, jogging, tennis, or beach yoga—this community offers it all.

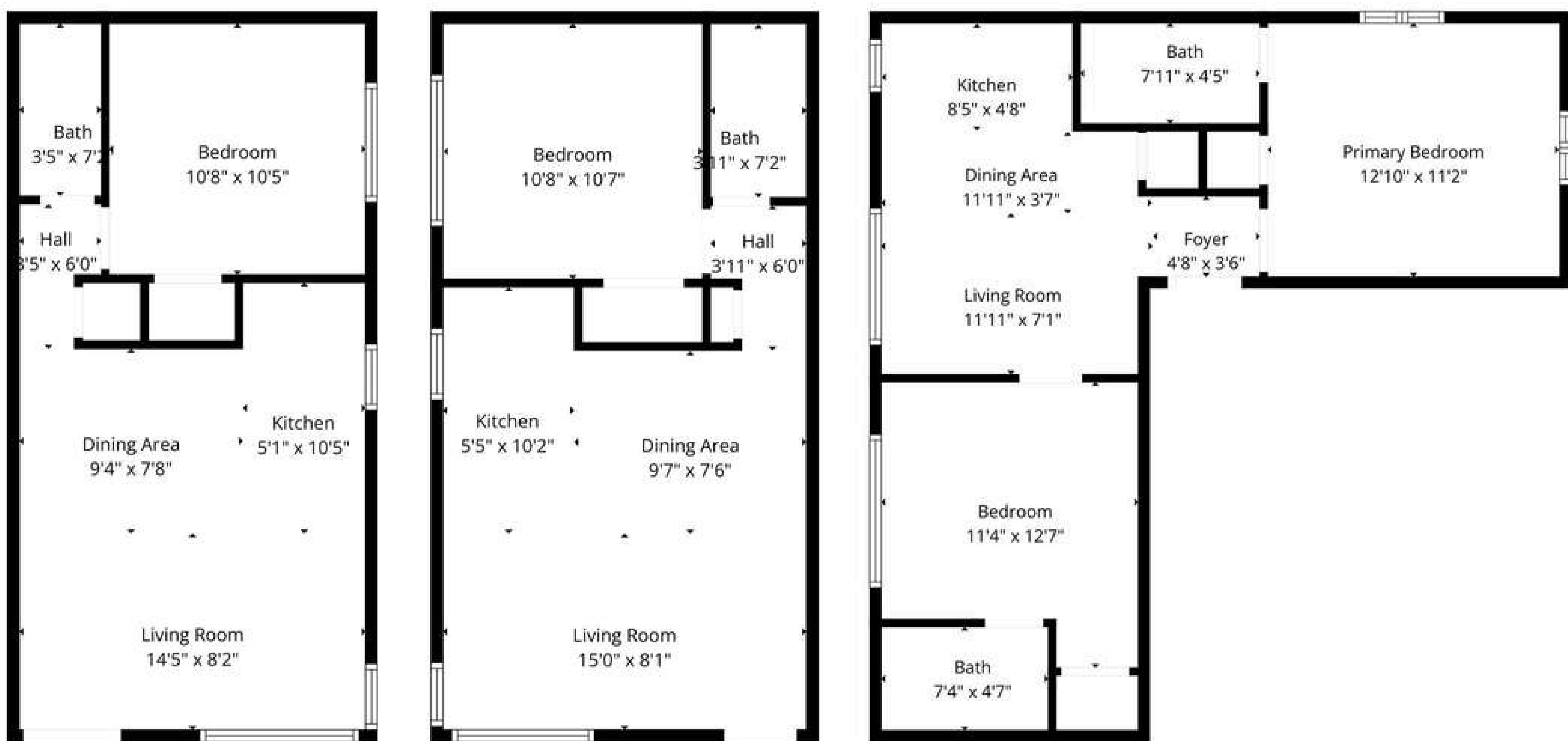
Schools Nearby

Hollywood is served by Broward County Public Schools along with charter and private options.

Nearby schools include:

- Hollywood Hills High School
- Olsen Middle School
- Harbor Beach Early Learning Center
- Hollywood Central Elementary School
- Plus multiple private academies within a short drive

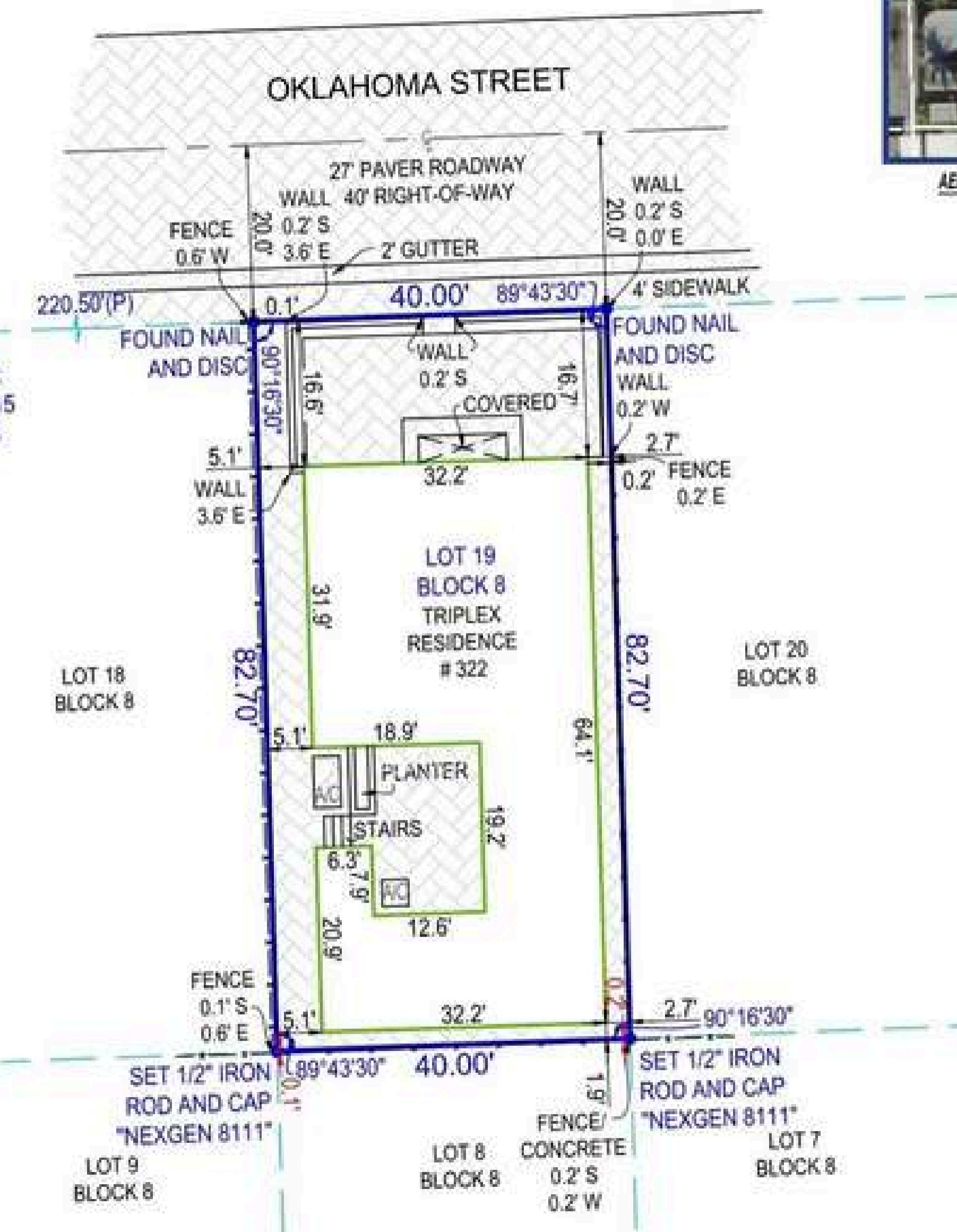
SIMPLIFIED FLOORPLAN





SCALE 1"=20'

BLOCK
CORNER
AT LOT 15
BLOCK 8



AERIAL PHOTOGRAPH
(NOT TO SCALE)

PRO-FORMA

TYPE 3 UNITS
OCCUPANCY 70%

BEDROOMS/BATHS 1 = 2/1
2 = 1/1

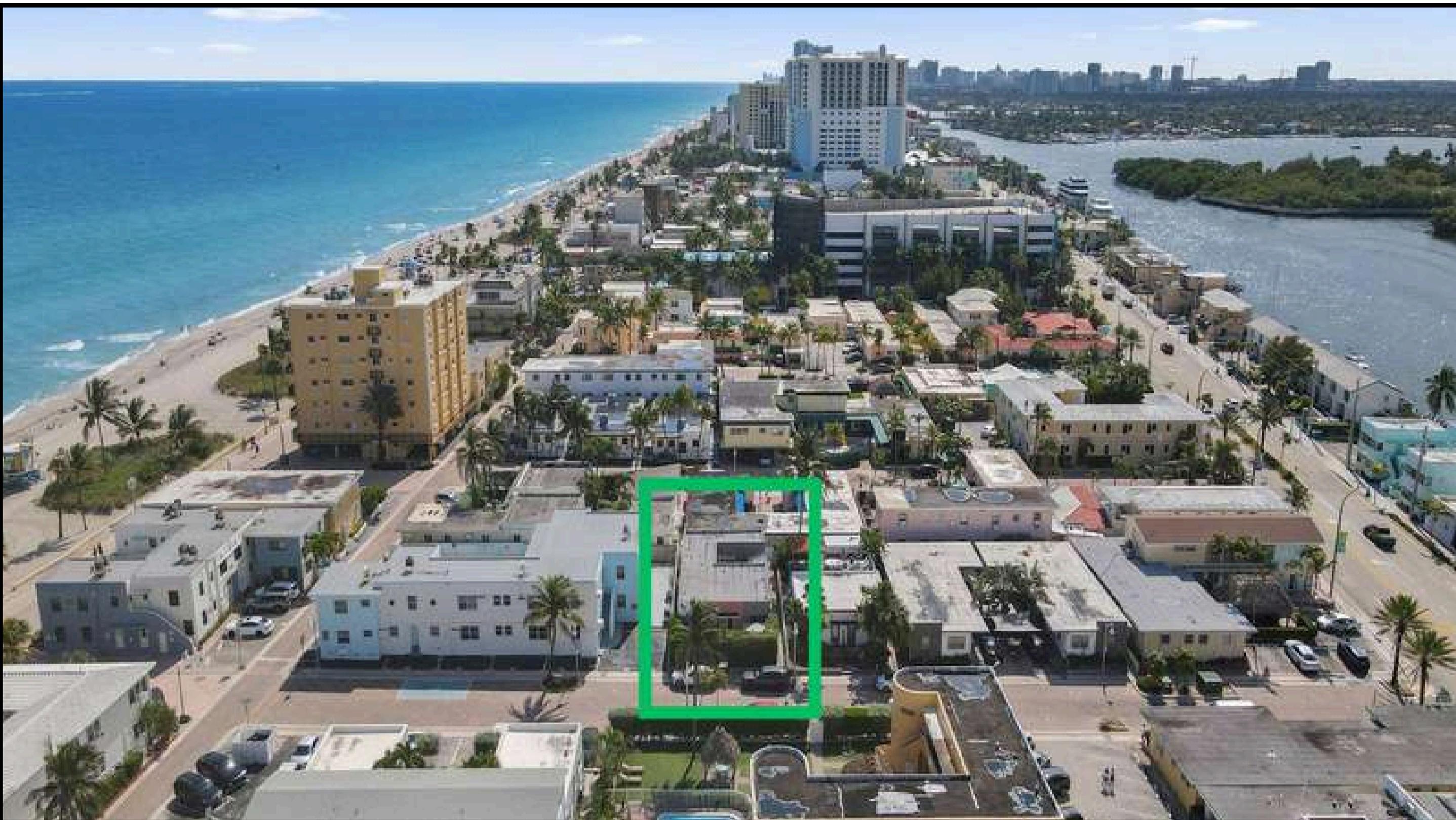
YEAR BUILT
ASKING PRICE

INCOME	MONTH	ANNUAL
AIRBNB	\$ 6,151	\$70,549
PRIVATE / REPEAT	\$ 6,666	\$79,992
GROSS ADJUSTED INCOME	\$ 12,817	\$150,541
EXPENSES		
ELECTRIC	\$ 200	\$2,400
WATER	\$ 255	\$3,060
REPAIRS & MAINTENANCE	\$ 100	\$1,200
CAMERAS SERVICE	\$ -	\$-
LANDSCAPING	\$ 42	\$504
PROPERTY TAXES	\$ 1,731	\$20,772
WASTE MANAGEMENT	\$ -	\$-
INSURANCE	\$ 1,188	\$12,436
TOTAL EXPENSES	\$ 3,516	\$40,372

NET OPERATING INCOME(NOI)	\$9,301	110,169
----------------------------------	----------------	----------------

CAP RATE @ \$1,818,000	5.24%	6.06%
-------------------------------	--------------	--------------

CAP RATE @ \$1,600,000	5.24%	6.89%
-------------------------------	--------------	--------------



WE HAVE OVER **500+ 5-STAR REVIEWS ONLINE!**

Ricky Kallabat

Global Luxury Consultant
305.747.5117
RichardK@kw.com
Miamilivinghomes.com



Silvia Morrissey

Luxury Home Advisor
917.808.2614
silviamorrissey@kw.com
Miamilivinghomes.com

