



South Beach Boutique Hotel

Fully licensed and operating Bed & Breakfast with 8 stylish rooms

Extraordinary location within walking distance to the beach, shopping, and parks

 **Douglas Elliman**
Commercial

Confidentiality & Disclaimer

This is a confidential Offering Memorandum of an Exclusive Douglas Elliman Commercial Real Estate. This is intended solely for your use to determine whether you wish to express any further interest in the Property. This offering contains selected information pertaining to development of the site and has been prepared by Douglas Elliman Commercial from information supplied by the Owner, proprietary information from Douglas Elliman Commercial, and other authorities specific to real estate development in Miami-Dade County. Although this offering has been reviewed by Ownership, it does not propose to be all-inclusive, definitive, nor does it contain all the information which a prospective purchaser may require. Neither the Owner, nor any of its officers, directors, employees or agents, including Douglas Elliman Commercial Real Estate, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents. Further, no legal liability is assumed or implied.

Offerors are advised to verify the accuracy of the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This offering shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Douglas Elliman Commercial Real Estate.



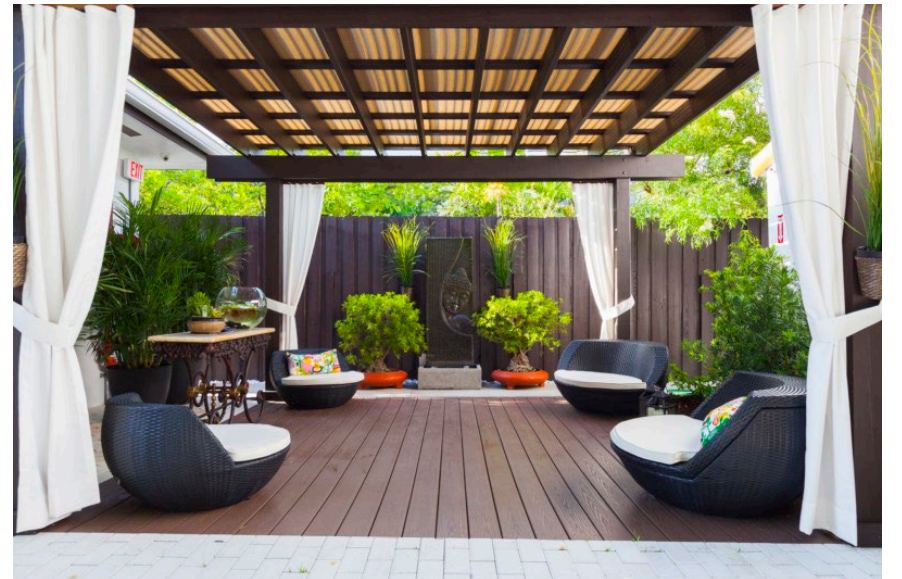
Offering Procedure

Offers should be submitted in the form of a Purchase and Sale Agreement or Letter of Intent, and must specify at least the following:

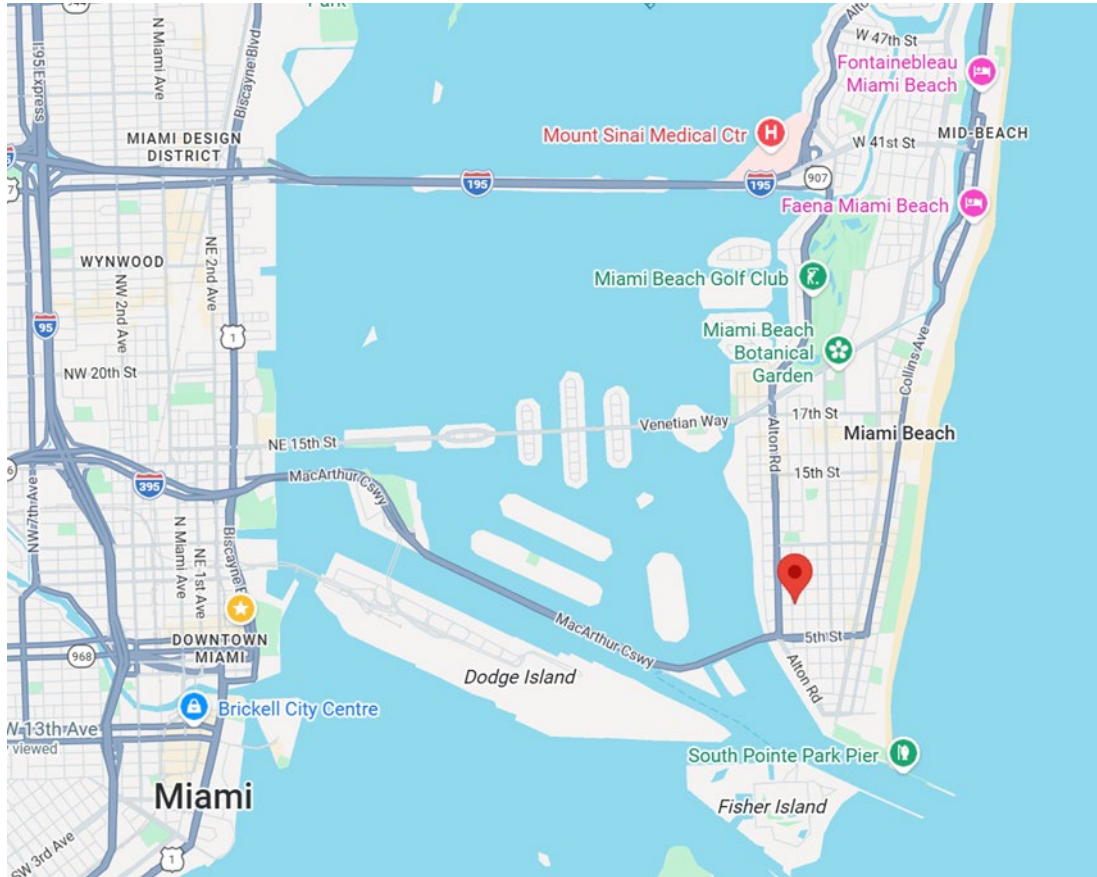
- Cover letter with introduction of the buyer and their ability to close
- Purchase Price
- Earnest money deposit and Escrow Agent
- Length of Inspection Period
- Additional deposit upon expiration of Inspection Period
- Closing Date

Table of Contents

- Section 1 – Map and Location
- Section 2 – Area Overview Narrative
- Section 3 – The Property
- Section 4 – Key Performance Indicators
- Section 5 – Additional Images
- Section 6 – Proforma
- Section 7 – Legal and Site Description



Map and Location



Miami is known as The Gateway to the Americas, New York's Sixth Borough, the Capital of Capital, and, most recently, the [Financial Times](#) of London calls Miami "The Most Important City in America". Miami continues to grow despite the headwinds that challenge other markets.

Geographically, **supply** and growth is limited by two National Parks to the East, West, and South. **Demand** for housing, new office, and industrial development is fueled by the diverse employment options, educational and cultural institutions, and the year-round access to parks and attractions.

South Beach, an enclave on the barrier island and City of Miami Beach, is the most famous and photogenic area in the Miami Metropolitan Statistical Area.

Map and Location



Bars Hotel is only 10 miles due east of the Miami International Airport, and 5 miles due east of the PortMiami, the world's largest cruise ship port.

Distance from 711 Lenox Avenue

Miles

10	Miami International Airport
7.5	Miami Design District
5.0	PortMiami
4.4	Kaysea Center (Miami Heat)
4.5	Central Business District
5.2	Brickell Financial District

City Blocks

2.0	Publix Supermarket
2.0	Canopy Park
3.0	Whole Foods
3.0	Miami Beach Baywalk
4.0	Flamingo Park & Tennis Center
7.0	Atlantic Ocean/Lummus Park
7.0	Historic Ocean Drive
9.0	South Pointe Park
12.0	Lincoln Road Pedestrian Mall
13.0	New World Center/Symphony Park
14.0	Miami Beach Convention Center

Area Overview Narrative

Nestled in the heart of Miami Beach's iconic Art Deco Historic District, 711 Lenox Avenue offers future owners and guests of this charming 8-room Bed & Breakfast an unbeatable South Beach location. This prime address places the property just steps from the vibrant energy of one of the world's most celebrated neighborhoods, ***while remaining in a quiet, residential pocket that feels worlds away from the crowds.***

The Art Deco Historic District itself is a living museum of pastel-hued architecture, neon accents, and 1930s glamour—recognized globally as a National Historic Landmark. Guests can stroll out the door and immerse themselves in the district's legendary vibe, with Ocean Drive, Lincoln Road, South Pointe park, world-famous sidewalk cafes, boutiques, and people-watching along with sandy beaches just an 11-minute walk away.



Area Overview Narrative

Within a few blocks walk is the Flamingo Park Tennis Center (part of Flamingo Park in Miami Beach) which has 17 clay tennis courts available for public play by day, and lighted after sunset.

Atlantic Ocean's sandy beaches are easily reachable by a short walk or bike ride.

Miami Beach's legendary shoreline—powdery white sand, turquoise waters, and iconic lifeguard towers—stretches for miles.

The city has earned prestigious international acclaim, including being named North America's Leading Beach Destination by the World Travel Awards.

Miami Beach has also been recognized as the World's Leading Lifestyle Destination, highlighting its perfect blend of sun, sand, culture, and glamour.

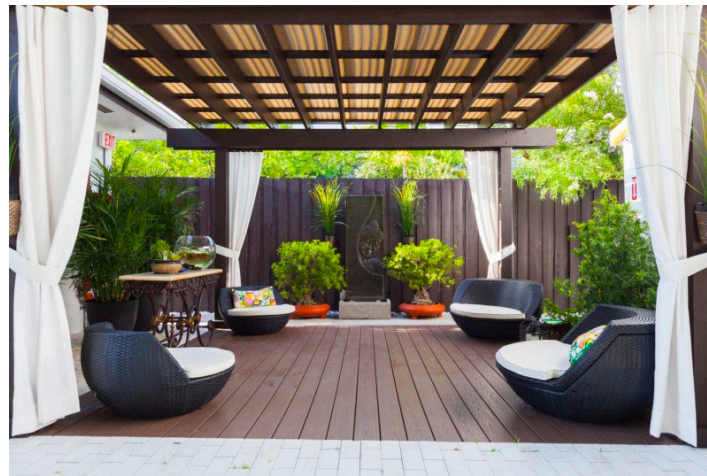


The Property

Trip Advisor's #1 Bed & Breakfast in Miami Beach, this Art Deco Spanish Colonial Revival style property was built in 1934 and completely renovated in 2013 with all mechanical, electric, plumbing systems improved to modern standards. The professionally designed interiors leverage the historic significance, offers modern conveniences, while providing calming vibe that is a respite from the vibrant activities just outside.

Bars Hotel has 8 rooms, and plentiful areas for guests to enjoy tranquility in the center of everything that South Beach has to offer.















With a 14-year track record of success and rave reviews, Bars B&B continues to earn top ratings throughout multiple Platforms..

Bars B&B South Beach Miami | Deals About Location Reviews

Check availability

4.3 Very Good  (319 reviews)

#1 of 3 B&Bs in Miami Beach

Location		4.5
Rooms		4.2
Value		4.3
Cleanliness		4.5
Service		4.6
Sleep Quality		4.1

See why so many travelers make Bars B&B South Beach Miami their bed and breakfast of choice when visiting Miami Beach. Providing an ideal mix of value, comfort and convenience, it offers a romantic setting with an array of amenities designed for travelers like you.

For those interested in checking out popular landmarks while visiting Miami Beach, Bars B&B South Beach Miami is located a short distance from The Wolfsonian - Florida International University (0.5 mi) and Holocaust Memorial (1.3 mi).

The bed and breakfast offers a 24 hour front desk, a concierge, and a sun terrace, to make your visit even more pleasant. The property also features free breakfast. Guests arriving by vehicle have access to free parking.

Travelers looking to enjoy some shrimp can head to Joe's Stone Crab, Pane & Vino, or CVI.CHE 105. Otherwise, you may want to check out a seafood restaurant such as Joe's Stone Crab, Juvia, or Santorini by Georgios.

Best of all, Bars B&B South Beach Miami makes it easy to experience some

Property amenities

- Free parking
- Free High Speed Internet (WiFi)
- Wifi
- Free breakfast
- Concierge
- Non-smoking hotel
- Outdoor furniture
- Shared lounge / TV area

Show more

Room features

- Bathrobes
- Housekeeping
- Clothes rack
- Flatscreen TV
- iPod docking station
- Bath / shower
- Complimentary toiletries
- Hair dryer

Room types

- Non-smoking rooms
- Family rooms

Good to know

HOTEL CLASS

★★★☆☆

HOTEL STYLE

Charming
Residential Neighborhood

LANGUAGES SPOKEN

English, French, Spanish, Romanian

★ **4.59**

How reviews work



Guest reviews mention

- Beach 27
- Hospitality 135
- Breakfast 97
- Location 98

235 reviews

Most relevant



Brett
8 years on Airbnb

★★★★★ · August 2025 · Stayed a few nights
Great looking place and very affordable.
Breakfast is delicious.

G Gessica
United States

Reviewed: August 31, 2025

Wonderful

9.0

Deluxe Double Room with Two Double Beds
3 nights · August 2025
Family

The room was big and clean. The rest of the B&B is nice, clean and very welcoming. Loved the outdoor area to sit and enjoy the breakfast. Breakfast was good according with my family, I am vegan so no options for me but I was prepared. Parking is free if spending more than two/three nights which is great. It was easy to find parking just outside the place. It is literally three minutes walking to Publix (grocery store) and nine minutes to the beach. Umbrellas are available to use, we forgot, so that was great! The staff is THE BEST!!

I liked everything to be honest, and so my family. Maybe I'd put a coffee maker in the room or out in the kitchen available to use, and a fridge with freezer, not just fridge, for those who wants to spend the day at the beach bringing own drinks/water And last, maybe peanut butter in the breakfast, very simple and cost effective that would accommodate even those not eating animal products like me.

A Angelica
United States

Reviewed: December 8, 2025

An amazing experience!

9.0

Deluxe Room
2 nights · November 2025
Couple

I really loved the intimate and luxurious way the BnB was outlined. It was very aesthetically pleasing, plus the staff was very accommodating. They allowed us to check in early when we got off our cruise. They also made sure they did a little something special for my husband to celebrate his birthday and that blessed my heart and his. Super grateful!

All was good, no complaints!

Proforma

711 Lenox Avenue, Miami Beach, FL 33139												
8 Room Fully Liscensed and Operating Bed & Breakfast												
	Rate	Occupancy	Days		AvDailyRate	Gross Potential	Gross Rent	Expenses	NOI		Price	Cap rate
	8	\$ 160.00	82%	365	\$ 131.20	\$ 467,200.00	\$ 383,104.00	35%	\$ 134,086.40		\$ 2,850,000	4.70%

(Smith Travel Research) for boutique hotels in South Beach.

Performance	Submarket	Market
Occupancy	82.1% ↓	83.9% ↑
ADR	\$424.59 ↑	\$323.36 ↑
RevPAR	\$348.66 ↑	\$271.34 ↑

Key Performance Indicators

Miami Beach Hospitality Submarket ▾

Miami - FL USA Classification ▾

23,275 ↑
Inventory Rooms

1,232 ↓
Under Construction Rooms

71.5% ↓
12 Mo Occupancy

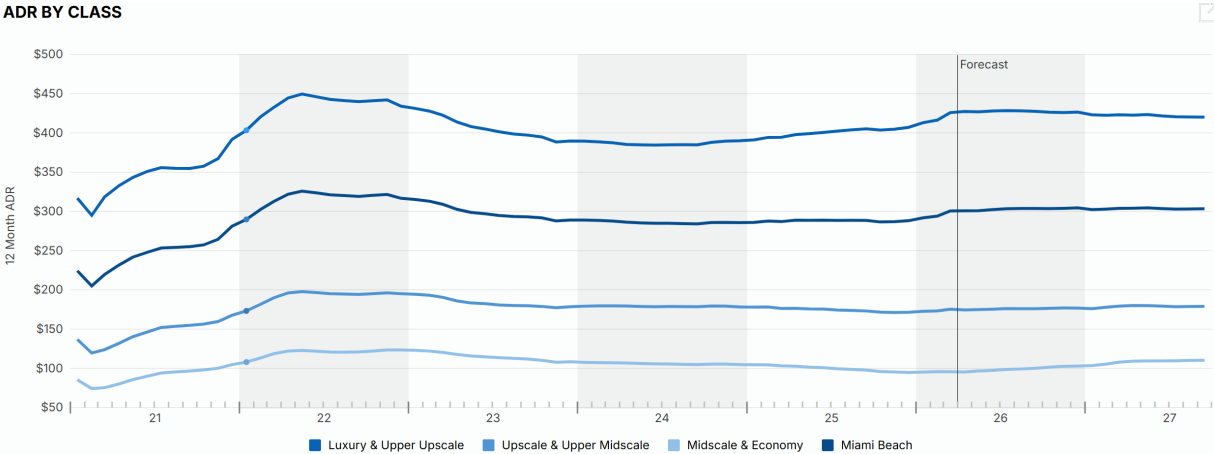
\$300.65 ↑
12 Mo ADR

\$214.88 ↑
12 Mo RevPAR

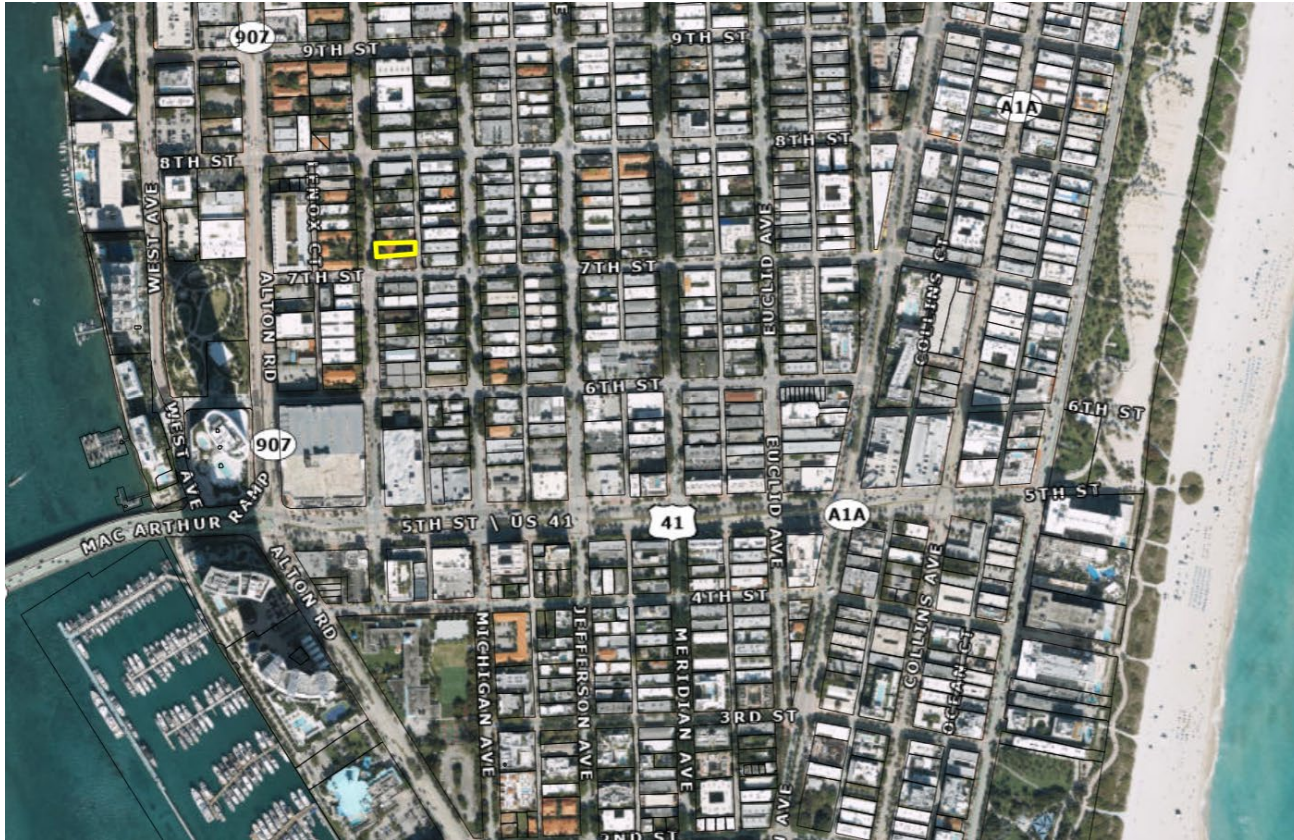
\$667K ↓
Market Sale Price/Room

Miami Beach hosts a variety of cultural festivals in addition to signature conventions, conferences, and trade shows throughout the year. Historically, February is one of the busiest months during South Florida's peak tourist season. For Miami Beach, events such as the Miami International Boat Show and South Beach Wine and Food Festival attract tens of thousands of visitors annually. Additionally, the Miami International Auto Show in September and Art Basel Miami Beach in December bring significant attendees to the Miami Beach Convention Center.

The positive performance is expected to amplify throughout 2026. The 12-month RevPAR is projected to change by 7.2% by year-end, predominantly driven by rate gains. Supply additions, including reopenings of temporarily closed hotels, are anticipated to outpace demand growth, resulting in lower occupancy. For comparison, the Miami market RevPAR is forecast to grow by 6.4% by year-end.



Legal and Site Description



Legal Description:

Folio:02-4203-009-7570

Sub-Division:

OCEAN BEACH ADDN NO 3 PB 2-81

Primary Zone

3900 MULTI-FAMILY - 38-62 U/A

Primary Land Use

3921 HOTEL OR MOTEL : HOTEL

Living Units 8

Actual Area 2,558 Sq.Ft

Living Area 2,558 Sq.Ft

Adjusted Area 2,530 Sq.Ft

Lot Size 7,500 Sq.Ft

Year Built 1934

**Thank you for your interest. Please contact us for more
information**

David.restainer@elliman.com

David Restainer, CCIM, MBA

Managing Director Commercial Estate, Florida

