

We are pleased to share with you a unique hospitality investment opportunity strategically located near Fort Lauderdale-Hollywood International Airport and Port Everglades Cruise Terminal. Attached is the flyer outlining key highlights of the property. This premier asset offers a rare mix of strategic visibility, strong income performance, and operational consistency, ideal for experienced investors seeking long-term value in South Florida's thriving travel corridor. To access the full presentation, including detailed financial and operational reports, please complete and return the attached NDA.

We will promptly send you the confidential materials upon receipt.

Thank you for your interest, and we look forward to exploring this opportunity further with you.



Ft Laud Airport & Cruise Full Service Hotel

Ft Lauderdale Airport and Port Everglades Cruise Hotel,
Fort Lauderdale, FL 33312

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Ft Laud Airport & Cruise Full Service Hotel

\$21,500,000

Investor Invitation – Premier Hospitality Asset Near Fort Lauderdale Airport and Cruise Port

Calling all serious hospitality investors:

A rare opportunity awaits to invest in a high-performing hotel positioned in one of South Florida's most strategic transit corridors.

Just minutes from Fort Lauderdale-Hollywood International Airport and Port Everglades Cruise Terminal offering:

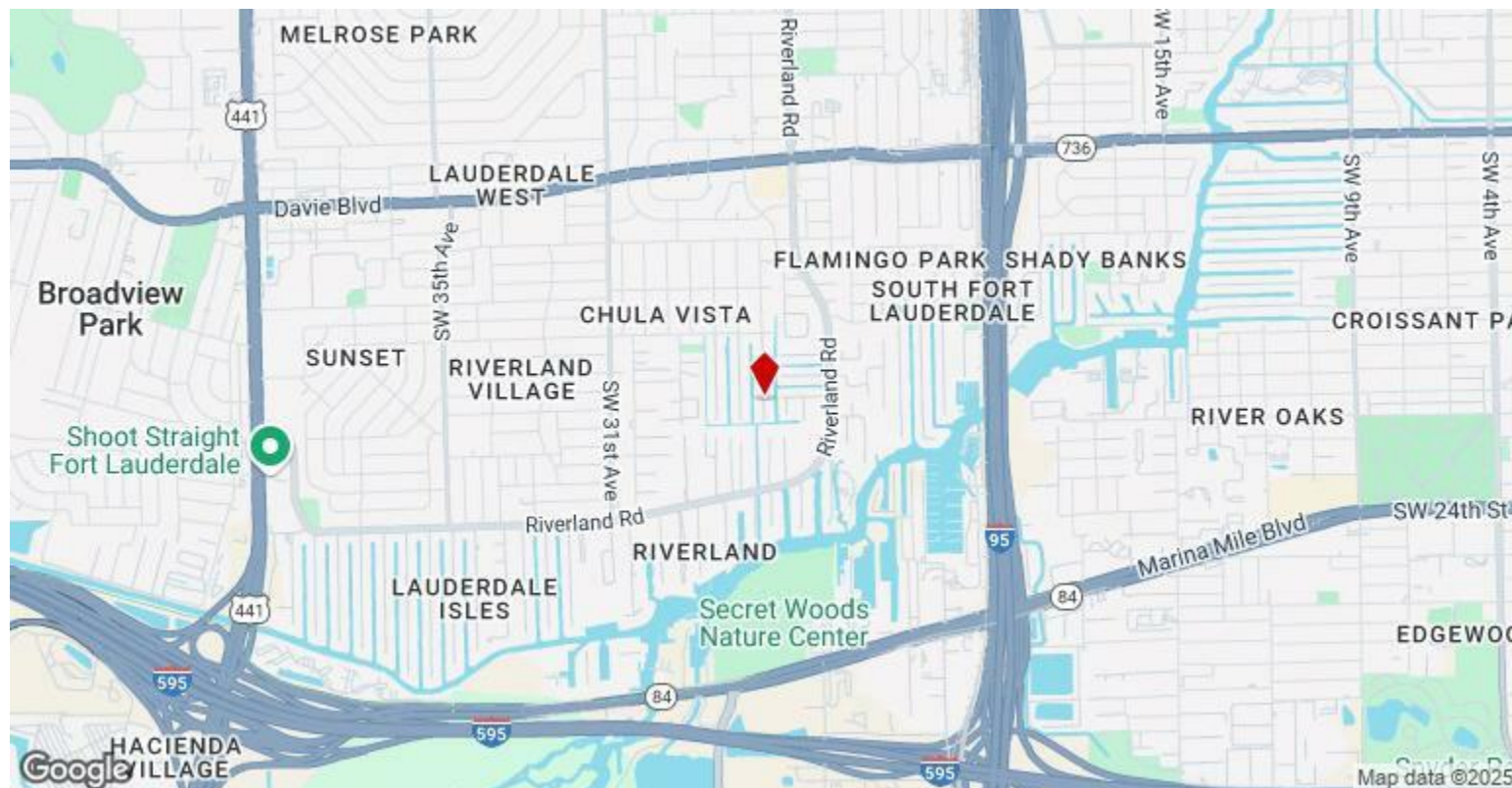
- 160-room property with a strong CAP rate
- Strategic location serving air and cruise travelers, plus local demand
- Includes valuable long-term parking facilities
- On-site restaurant, banquet halls, and flexible meeting space
- Opportunity for additional expansion-

This premier opportunity is available exclusively to qualified investors seeking long-term growth, recurring income, and strategic positioning in a high-demand market.

Seize the Opportunity -Contact us to request your Non-Disclosure...



Price:	\$21,500,000
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.50%
Lot Size:	6.03 AC
Gross Building Area:	67,187 SF
Average Published Rate:	216.5
No. Rooms:	158
No. Stories:	2
Year Built:	1980
Parking Ratio:	5.58/1,000 SF
Corridor:	Interior
Zoning Description:	C-3



Ft Lauderdale Aiport and Port Everglades Cruise Hotel, Fort Lauderdale, FL 33312

Property Photos



Property Photos



HOTEL GARDEN 3



hotel lobby 1

Property Photos



Hotel Lobby



hOTEL guest laundry

Property Photos



Property Photos



hOTEL banquet 2



hOTEL banquet 1

Property Photos



hotel restaurant 2



hOTEL restaurant

Property Photos



hotel banquet entrance

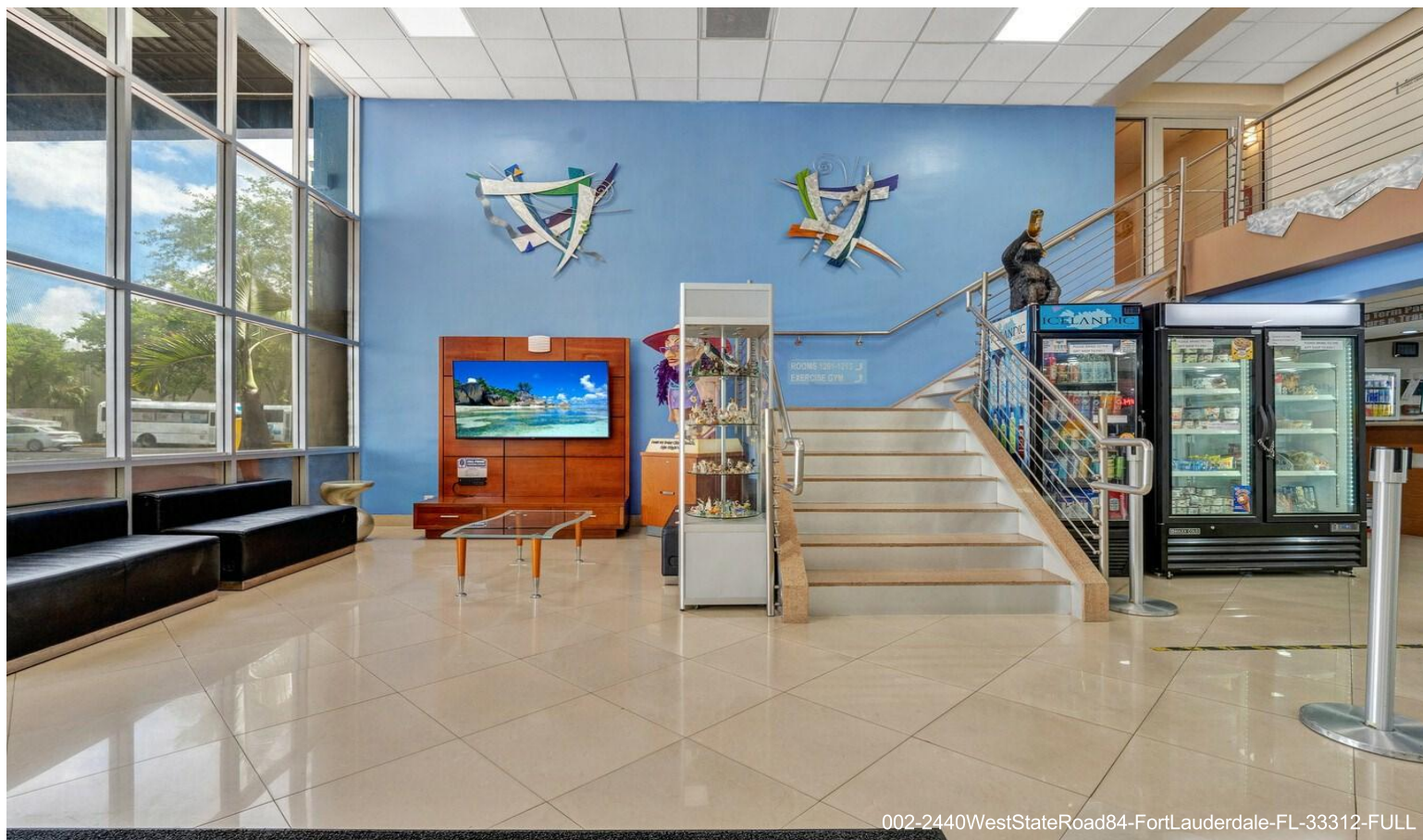


hOTEL jacuzzi

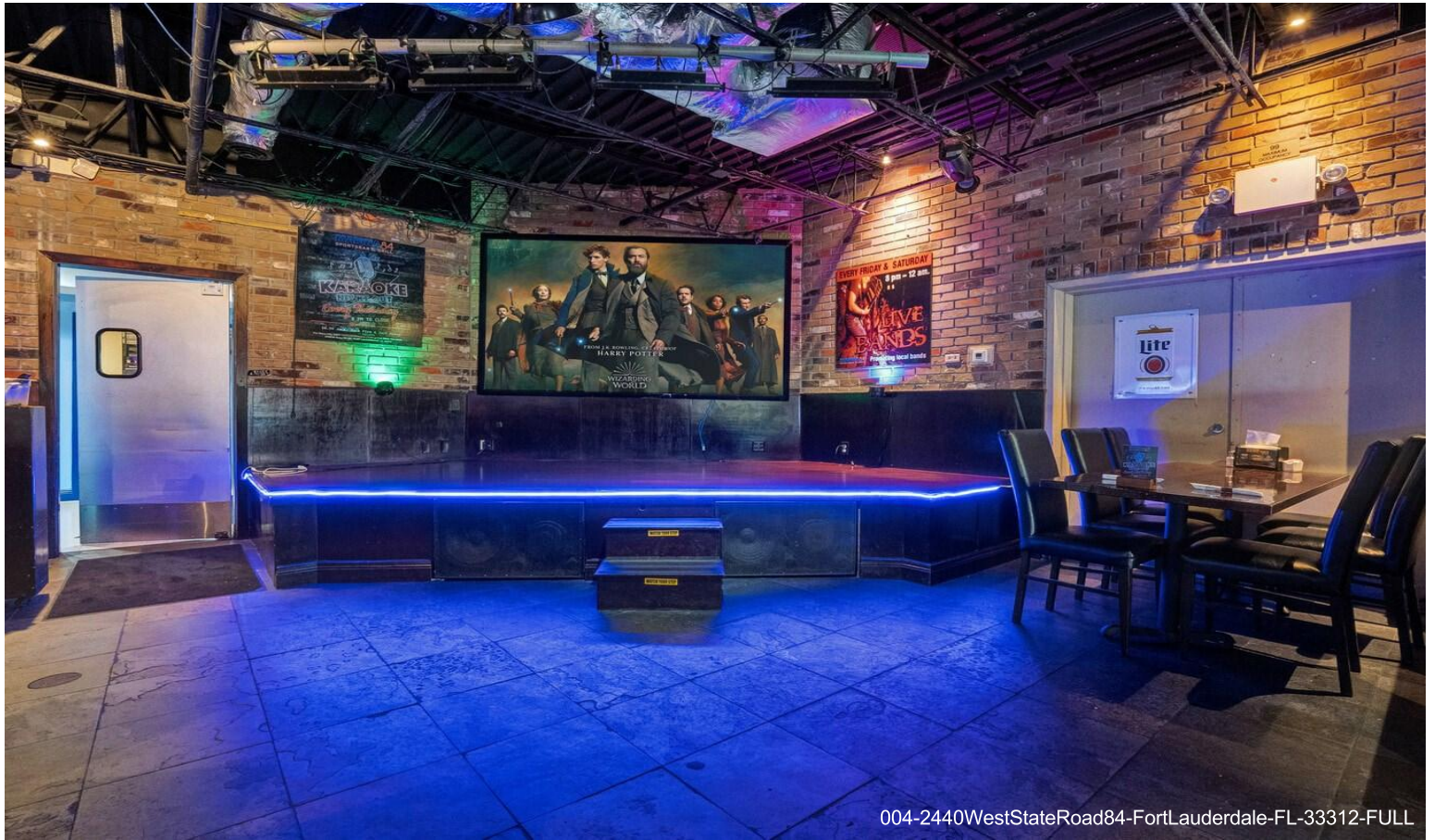
Property Photos



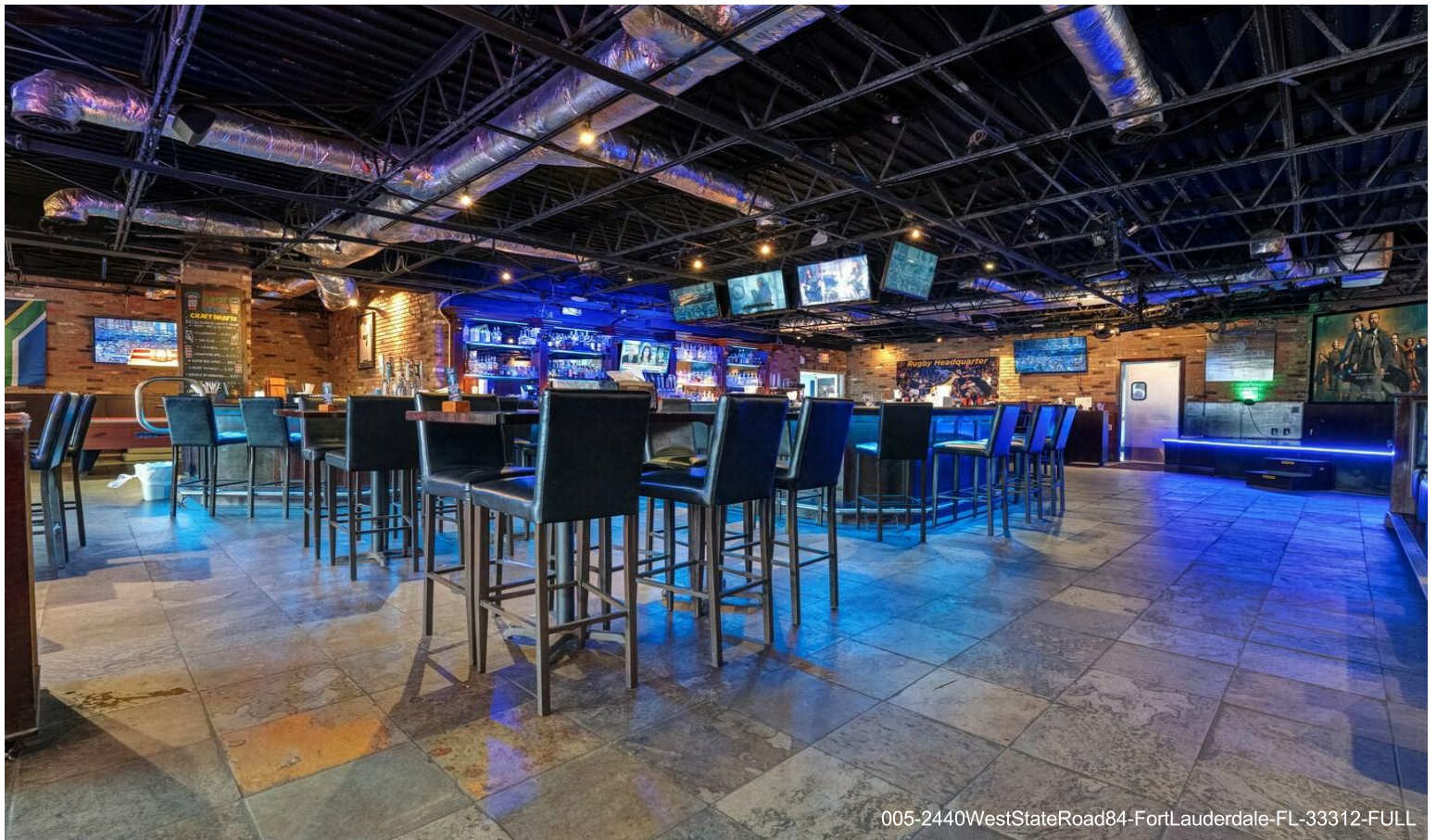
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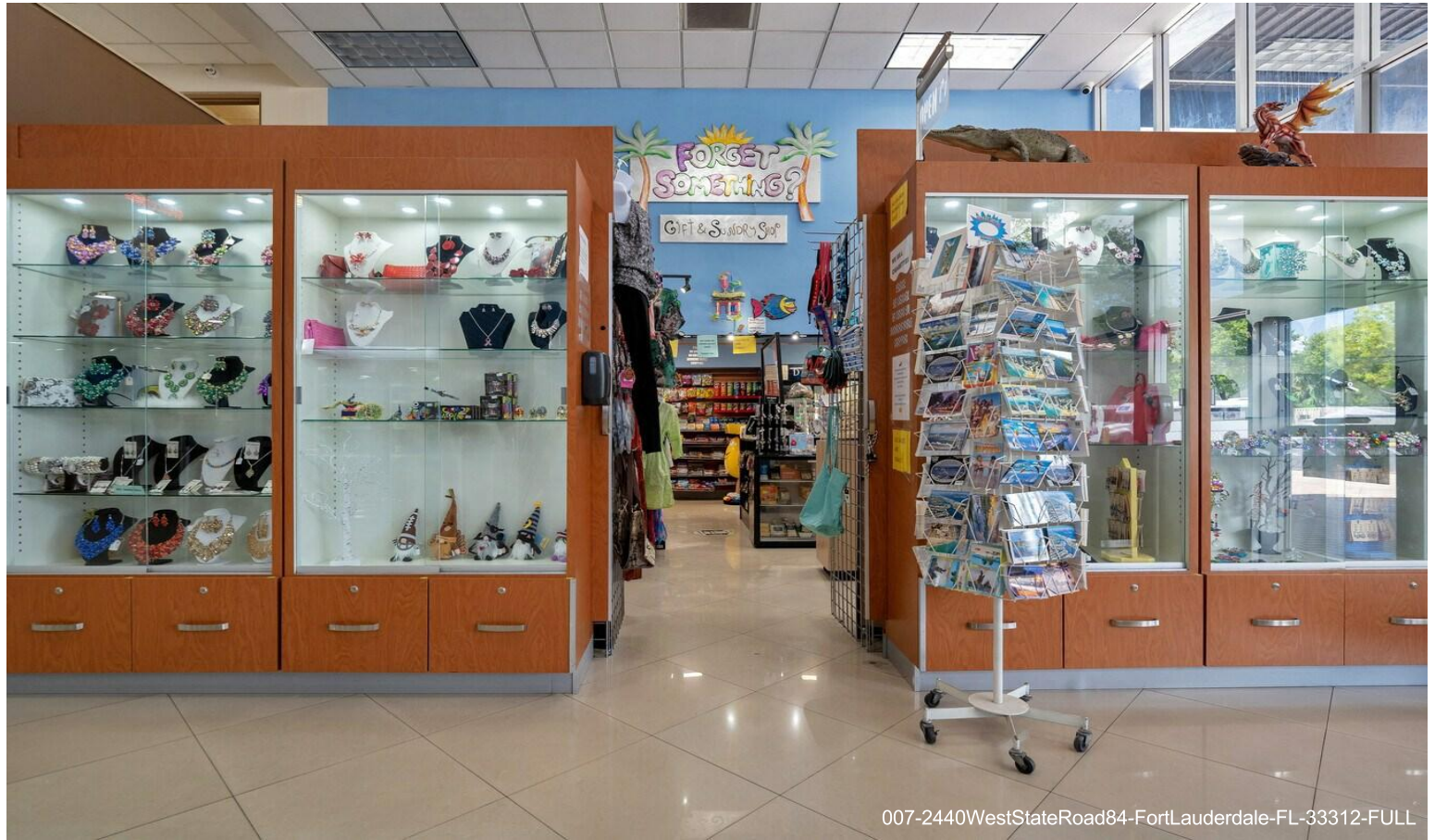


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Property Photos



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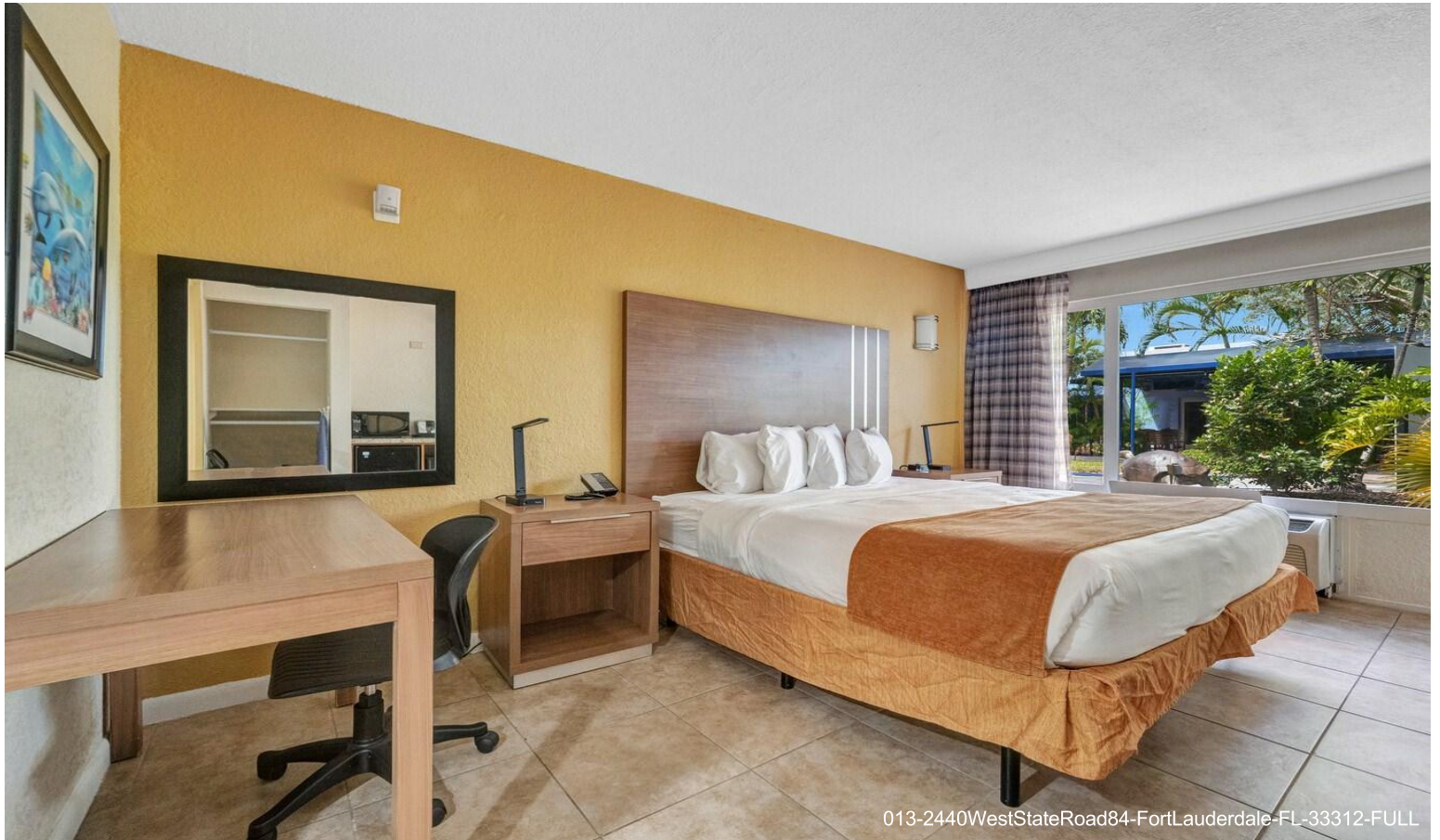


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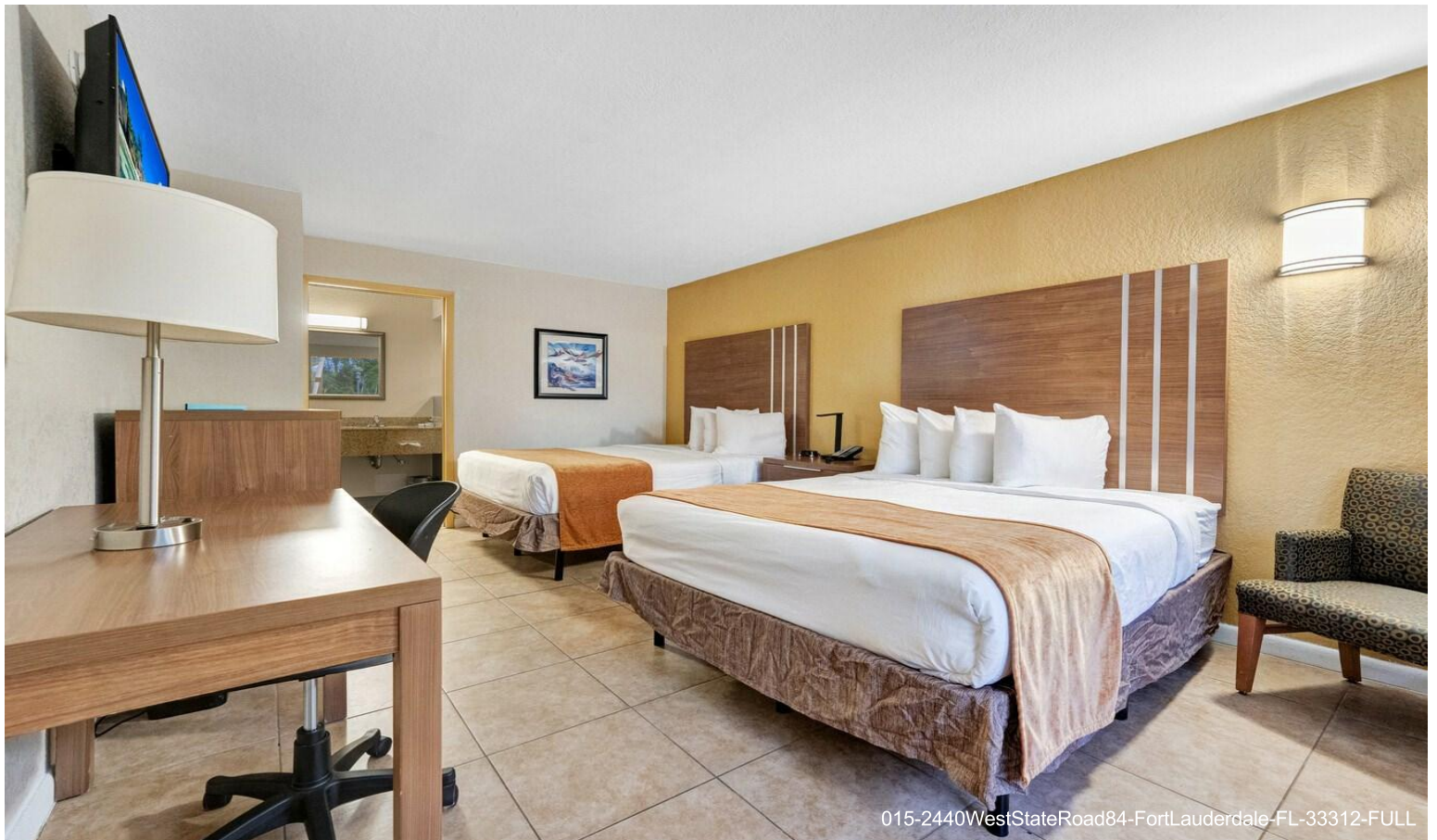


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