



THE DELMAR

**FOR SALE**

15-ROOM MOTEL

**315 Arthur Street**  
Hollywood, FL 33019

 **APEX**  
CAPITAL REALTY



# EXECUTIVE SUMMARY

Welcome to The Delmar, a rare investment opportunity located in vibrant Hollywood, Florida. This charming 15-room motel is now available for sale, offering both a prime location and strong potential for income generation or redevelopment.

Situated just minutes from the world-famous Hollywood Beach and Broadwalk, The Delmar sits on a 9,816 SF lot and boasts a building size of 7,383 SF. The property includes 15 well-maintained guest rooms, making it ideal for short-term vacation rentals, boutique hospitality, or repositioning for alternative commercial uses.

With consistent tourism traffic year-round, proximity to dining, shopping, and entertainment, and easy access to Fort Lauderdale–Hollywood International Airport, this offering presents a unique chance to acquire a high-demand asset in one of South Florida’s most dynamic coastal markets.

Whether you’re an investor seeking turnkey income, a hotel operator looking to expand, or a developer eyeing future potential, The Delmar represents exceptional value and opportunity.



## HIGHLIGHTS

- Private parking on property acting as additional revenue source
- Entry Level investment opportunity: smaller 15 -room count makes this a manageable, cost-effective investment, ideal for first-time buyers entering the hotel industry.

BUILDING SIZE	7,383 SF
LOT SIZE	9,816 SF
NUMBER OF KEYS	15
CORRIDOR	Exterior
ZONING	BRT-25-C
YEAR BUILT	1953
ASKING PRICE	\$5,000,000

# UNIT MIX & FINANCIALS

Type	Bathrooms	Units	# Bedroom	# Kitchenettes
0 Bedroom (Studio)	1	1	0	1
1 Bedroom	14	14	14	14



## 315 ARTHUR STREET

ADR	103.38
OCCUPANCY	75.4%
GROSS INCOME	\$382,751.00
RESORT FEE	\$82,563.00
PARKING (est 50% Pay)	\$54,750.00
<b>TOTAL</b>	<b>\$520,064.00</b>

## FIXED EXPENSES

INSURANCE	\$16,680.00
TAXES (PAID 1 MONTH BEHIND)	\$26,792.57
PROPERTY TAXES	\$86,540.73
ELECTRIC	\$19,728.00
WATER	\$19,750.00
<b>TOTAL</b>	<b>\$164,884.55</b>

## NOI

**\$350,572.73**



# INTERIOR PHOTOS





# NORTH VIEW

FORT LAUDERDALE-HOLLYWOOD  
INTERNATIONAL AIRPORT

4 miles away

FORT LAUDERDALE

6 miles away





# SOUTHEAST VIEW





# BIRD'S EYE VIEW

HOLLYWOOD BEACH

A1A






# LOCATION MAP




**DANIA POINTE**  
102-acre premier mixed-use development with over 740,000 SF




**FORT LAUDERDALE INTERNATIONAL AIRPORT**




**HARD ROCK HOTEL & CASINO**




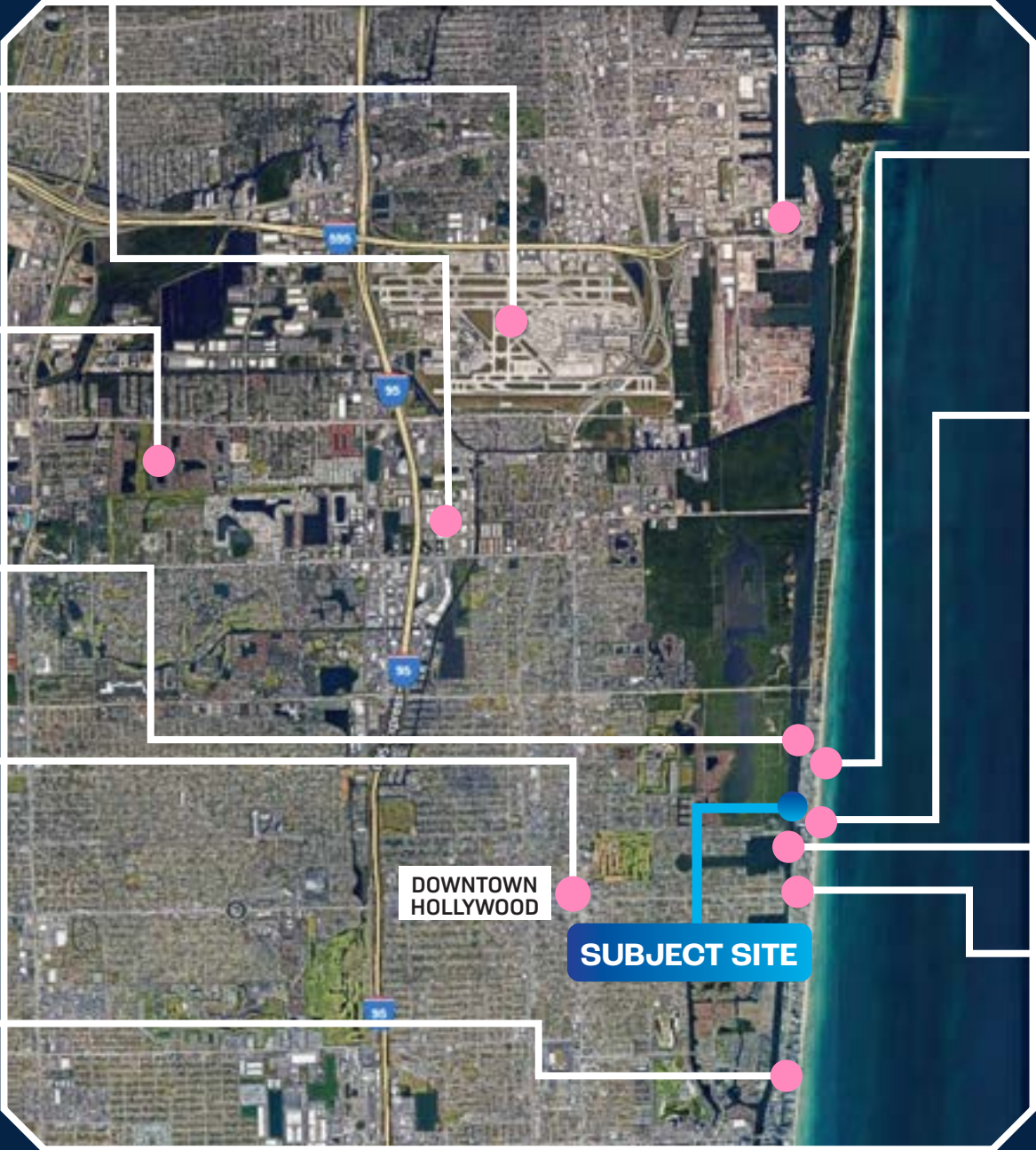
**OCEAN'S SOUND HOTEL**




**YOUNG CIRCLE - ARTS PARK**  
City park hosting a variety of arts events, with an outdoor amphitheater




**THE DIPLOMAT BEACH RESORT**  
1000 Room Hotel Tower on the beach which is currently being renovated



**PUBLIC PARKING GARAGE**




**PORT EVERGLADES CARGO AND CRUISESHIP TERMINAL**



**HOLLYWOOD BEACH THEATER AND PLAZA**  
is located on the Broadwalk at Johnson Street



**MARGARITAVILLE RESORT**  
18-story, 349-room resort located on the Hollywood Beach Broadwalk



**HISTORIC HOLLYWOOD BEACH RESORT**



# LOCATION HIGHLIGHTS

Hollywood Beach is consistently a top 25 beach destination and continues to attract tourists from around the world.

The famous Hollywood Beach Broadwalk is a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. This brick-paved thoroughfare hosts pedestrians, joggers, bicyclists, rollerbladers, and millions of visitors every year.

Downtown Hollywood is a lively area featuring arts, dining, and entertainment. At its center is Young Circle, a park that hosts local events, with the nearby Arts Park offering outdoor performances and art exhibits. The area is also home to trendy shops, restaurants, and bars, making it a popular destination for both locals and visitors seeking a lively atmosphere and a touch of South Florida's artistic flair.

The Seminole Hard Rock Hotel and Casino is a renowned entertainment destination featuring a massive casino, luxurious hotel, and a variety of dining and shopping options. Known for its iconic guitar-shaped hotel, it offers world-class gaming, live performances, a spa, and vibrant nightlife, making it a popular spot for both visitors and locals.





# TRANSPORTATION & ACCESSIBILITY

- Fort Lauderdale-Hollywood International Airport (FLL) generates over \$8.6 billion annually for the local economy.
- FLL supports more than 135,000 jobs in aviation, hospitality, retail, and logistics.
- FLL serves approximately 36 million passengers each year, contributing to tourism and business activity.
- Port Everglades handles over 4 million tons of cargo annually, making it one of the busiest cargo ports in the U.S.
- It ranks as the third-largest cruise port in the world, serving over 4 million passengers each year.
- Port Everglades generates approximately \$32 billion in annual economic activity.
- Port Everglades supports over 13,000 local jobs in shipping, logistics, and tourism.
- Hollywood Station is a key transportation hub in South Florida.
- It serves Brightline, Tri-Rail, and Amtrak, offering multiple transit options.
- Hollywood Station connects travelers to major cities, including Miami, Fort Lauderdale, and West Palm Beach.







# TOURISM IN HOLLYWOOD

72.5%

AVERAGE HOTEL  
OCCUPANCY

\$145

AVERAGE DAILY RATE

**H**ollywood Beach

is consistently a **Top 25 Beach Destination** and continues to attract tourists from around the world.

This steady flow of visitors creates a constant demand for quality retail and entertainment options.

*Source: Greater Fort Lauderdale Convention & Visitors Bureau*





**561 NE 79 St - Suite 420**

Miami, FL 33138

[www.APEXCAPITALREALTY.com](http://www.APEXCAPITALREALTY.com)

**JENNI FONTANA MSIRE**

(954) 892-3331

[JENNI@APEXCAPITALREALTY.COM](mailto:JENNI@APEXCAPITALREALTY.COM)

**MARTIN BRAVO MSIRE**

(305) 967-3615

[MARTIN@APEXCAPITALREALTY.COM](mailto:MARTIN@APEXCAPITALREALTY.COM)