# 35 ROOM BOUTIQUE HOTEL FOR SALE

# 35 Room Boutique Hotel for Sale

## 1215 N Ocean Drive, Hollywood Beach, FL

**Michael Rotella** | mike@rotellagroup.com
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The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995

1215 N Ocean Drive, Hollywood Beach, FL

# 35 Room Boutique Hotel for Sale

**The Rotella Group exclusively offers 1215 N Ocean Blvd, Hollywood Beach, FL** — a prime oceanfront property in a high-traffic, high-visibility location along A1A. Surrounded by hotels, resorts, and vibrant residential communities, it's ideal for retail, dining, or hospitality ventures with strong long-term value.

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- Year built 1973
- 16,456 total area SF
- 0.32 acre lot
- 5 stories
- BRT-25-C Zoning
- Available for Sale
- Join nearby businesses including Margaritaville, Taco Beach Shack, and Ocean Alley Restaurant
- Utilities on site / Excellent Ocean Drive (A1A) frontage
- Commercial zoning suitable for retail, dining, or hospitality
- Area attractions include Hollywood Beach Broadwalk, hotels, and beachfront shops

***Asking Price of***
***$7,525,000***

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| 2025 Demographics | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 4,630 | 100,808 | 209,640 |
| Total Daytime Population | 5,387 | 90,195 | 250,270 |
| Average Household Income | $162,151 | $93,110 | $107,790 |
| Median Age | 55.7 | 47.7 | 46.1 |
| Total Businesses | 356 | 6,813 | 17,866 |

*Source: Esri*

| 2030 Demographics Forecast | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 4,617 | 107,245 | 217,167 |
| Average HH Income | $178,295 | $103,968 | $120,448 |
| Median Age | 56.6 | 48.3 | 47.1 |

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## AERIAL

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FLOOR PLAN

## 1215 N Ocean Drive, Hollywood Beach, FL

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MAP OF
*BOUNDARY SURVEY*
PAGE 2 OF 2

DATE OF LAST FIELD WORK: 01/21/04

DRAWN BY: CAM
CHECKED BY: WJM
SCALE: 1"=30'
FIELD BOOK/PAGE: 15/36

ABBREVIATIONS
- A = ARC LENGTH
- A/C = AIR CONDITIONER SLAB
- B.C.R. = BROWARD COUNTY RECORDS
- (C) = CALCULATED
- CH. = CHORD
- CONC. = CONCRETE
- D = DELTA (CENTRAL ANGLE)
- D.C.R. = DADE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- EL. = ELEVATION
- F.F. = FINISHED FLOOR
- FND. = FOUND
- F.P.L. = FLORIDA POWER & LIGHT CO.
- GAR. = GARAGE
- I/P&C. = IRON PIPE AND CAP
- I/R&C. = IRON ROD AND CAP
- (M) = MEASURED
- N/D = NAIL AND DISK
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLATTED
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PVMT = PAVEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S/W = SIDEWALK
- U.E. = UTILITY EASEMENT

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