

The Keyes Company

Commercial Real Estate

Holiday House Motel
320 N Federal Highway
Lake Worth Beach, FL.
Presented by:
David Joseph 561-789-7726
Sherry Mason 954-995-2025

Holiday House Motel / Multi-Family



OFFERING SUMMARY

Sale Price:	\$4,950,000
Building Size:	11,810 SF
Lot Size:	26,010 SF
Number of Rooms:	30
Price / SF:	\$419.14
Year Built:	1950
Zoning:	MU-E
Submarket:	Lake Worth Beach
Traffic Count:	9,605
Two Bedroom Apt.	One
One Bedroom Apt.	Three
Studio Apt:	26
Parcel ID#	
38-43-44-21-15-096-0050	

PROPERTY OVERVIEW

Investment Opportunity: Holiday House Motel in Lake Worth Beach, FL.

Welcome to the Holiday House Motel, a prime commercial real estate opportunity nestled in the heart of Lake Worth Beach, FL. Located at 320 N. Federal Highway, this meticulously maintained property spans approximately 0.5971 acres and boasts a strategic location near the beach and downtown district. The three buildings are 11,810 sq. ft. on two floors.

Property Overview:

Motel Features: The Holiday House Motel offers 30 well-appointed rooms spread across two floors, catering to a diverse range of guests from weekly renters to long-term tenants.

Residential Units: In addition to the motel rooms, the property includes a one-bedroom apartment and three two-bedroom apartments, providing additional income potential or owner/manager accommodation.

Amenities: Guests and residents alike enjoy the lush, landscaped grounds, complete with an inviting inground pool and two outdoor grill stations, perfect for relaxation and social gatherings.

Parking: Convenience is key with onsite parking for up to 15 vehicles, ensuring ease of access for guests and tenants.

Holiday House Motel / Multi-Family



PROPERTY DESCRIPTION

Potential for Development:

Adaptive Reuse Opportunity: Ideal for investors seeking a versatile property, the Holiday House Motel presents significant potential for conversion into multi-family residences. Explore the possibility of transforming the existing structures into upscale apartments or condominiums, capitalizing on the burgeoning demand for residential housing in the area.

Operational Flexibility: Alternatively, continue operations as a charming resort motel, leveraging the property's established reputation and loyal customer base. The choice is yours to maintain and enhance this gem of Lake Worth Beach's hospitality landscape.

Location Advantage:

Proximity to Amenities: Situated just moments from the pristine beaches and vibrant downtown area, residents and guests enjoy easy access to local dining, shopping, and entertainment options. Community Appeal: Lake Worth Beach offers a dynamic blend of cultural attractions and recreational activities, making it an attractive destination for both tourists and residents alike.

Investment Details:

Offering Price: Priced competitively at \$4,950,000, this investment opportunity represents exceptional value in the Lake Worth Beach real estate market.

Schedule Your Visit Today:

Don't miss out on this rare opportunity to acquire the Holiday House Motel. Whether you envision a thriving hospitality business or a transformative residential development, contact us today to schedule a private tour and explore the endless possibilities awaiting you at 320 N. Federal Highway, Lake Worth Beach, FL.

LOCATION DESCRIPTION

Discover the vibrant and diverse community surrounding the location in Lake Worth Beach, FL, where culture and commerce converge. Located minutes away from the picturesque Lake Worth Beach, this area offers a blend of urban amenities and beach-town charm. Enjoy an array of dining options, eclectic boutiques, and art galleries along Lake Avenue and Lucerne Avenue. The property is also in proximity to the Lake Worth Playhouse and the Intracoastal Waterway,

Holiday House Motel / Multi-Family



PROPERTY DESCRIPTION

LOCATION DESCRIPTION

Discover the vibrant and diverse community surrounding the location in Lake Worth Beach, FL, where culture and commerce converge. Located minutes away from the picturesque Lake Worth Beach, this area offers a blend of urban amenities and beach-town charm. Enjoy an array of dining options, eclectic boutiques, and art galleries along Lake Avenue and Lucerne Avenue. The property is also in proximity to the Lake Worth Playhouse and the Intracoastal Waterway, providing a plethora of recreational and entertainment opportunities for employees and visitors alike. With its rich history and vibrant atmosphere, Lake Worth Beach is an ideal setting for commercial investment and growth.

SITE DESCRIPTION

Discover Lake Worth Beach, FL: Where Vibrancy Meets Serenity
Nestled along the southeastern coast of Florida, Lake Worth Beach embodies a unique blend of historic charm and modern allure. Known for its artistic flair, pristine beaches, and vibrant community spirit, this coastal gem offers an unparalleled lifestyle for residents and visitors alike.

Cultural and Artistic Hub:

Artistic Enclave: Embrace a rich cultural tapestry with an array of galleries, studios, and public art installations scattered throughout the city. Lake Worth Beach has long been a haven for artists, fostering creativity and cultural diversity.

Lake Worth Playhouse: Delight in theatrical performances and live entertainment at the historic Lake Worth Playhouse, a cornerstone of the city's cultural scene since 1924.

Outdoor Recreation and Natural Beauty:

Sandy Shores: Experience sun-kissed bliss on Lake Worth Beach's pristine coastline. Whether you're lounging on the sand, strolling along the iconic pier, or partaking in water sports, the beach offers endless opportunities for relaxation and recreation.

Breathtaking Parks: Discover lush green spaces such as Bryant Park and the Lake Worth Beach Park, ideal for picnicking, jogging, and enjoying panoramic views of the Intracoastal Waterway.

Holiday House Motel / Multi-Family



PROPERTY DESCRIPTION

Investment Opportunity: Holiday House Motel in Lake Worth Beach, FL.

SITE DESCRIPTION

Dining and Entertainment:

Eclectic Dining: Savor a culinary journey through diverse eateries, from cozy cafes serving freshly brewed coffee to waterfront restaurants offering delectable seafood dishes. Lake Worth Beach's dining scene reflects its vibrant community and international influences.

Nightlife: As the sun sets, explore a vibrant nightlife scene with trendy bars, live music venues, and cultural events that showcase the city's dynamic energy and local talent.

Community Spirit and Events:

Festivals and Markets:

Immerse yourself in local culture through annual festivals like the Street Painting Festival and the Lake Worth Beach Pride Fest. Explore bustling farmers' markets and community events that foster connections and celebrate diversity.

Historic Architecture and Quaint Neighborhoods:

Architectural Heritage:

Wander through historic neighborhoods adorned with colorful cottages and Mediterranean Revival-style homes, reflecting Lake Worth Beach's rich architectural heritage.

Downtown District:

Experience the pulse of the city in Downtown Lake Worth Beach, where eclectic shops, art galleries, and lively street scenes create a vibrant urban atmosphere.

Convenient Location:

Accessibility: Located just minutes from major highways and Palm Beach International Airport, Lake Worth Beach provides easy access to nearby attractions in Palm Beach County and beyond.

Live, Play, and Thrive in Lake Worth Beach, FL: Whether you're seeking a vibrant community to call home or a picturesque

SECTION I

Property Details



Sale Price	\$4,950,000	PROPERTY INFORMATION	
LOCATION INFORMATION		Property Type	Hospitality
Building Name	Holiday House Motel	Property Subtype	Resort
Street Address	320 N Federal Hwy	Zoning	MU-E
City, State, Zip	Lake Worth Beach, FL 33460	Lot Size	26,010 SF
County	Palm Beach County	APN #	38-43-44-21-15-096-0050
Sub-market	Lake Worth Beach	Lot Frontage	200 ft
Cross-Streets	4th Ave N.	Lot Depth	150 ft
Side of the Street	North	Corner Property	Yes
Signal Intersection	No	Traffic Count	9605
Road Type	Paved	Traffic Count Street	Federal Highway
Market Type	Medium	Traffic Count Frontage	200
Nearest Highway	Route 95	PARKING & TRANSPORTATION	
Nearest Airport	West Palm Beach	Street Parking	No
BUILDING INFORMATION		Parking Type	Surface
Building Size	11,810 SF	Number of Parking Spaces	15
Building Class	C	UTILITIES & AMENITIES	
Occupancy %	100.0%	Security Guard	No
Tenancy	Multiple	Handicap Access	Yes
Ceiling Height	9 ft	Elevators	0
Minimum Ceiling Height	8 ft	Freight Elevator	No
Number of Floors	2	Number of Elevators	0
Average Floor Size	5,900 SF	Number of Escalators	0
Year Built	1950	Central HVAC	No
Gross Leasable Area	11,810 SF	Broadband	Cable
Construction Status	Existing	Restrooms	33
Framing	Concrete Block	Landscaping	Yes
Condition	Average		
Roof	Gable Roof		
Free Standing	Yes		

SECTION I

Holiday House Motel / Multi-Family



SECTION I

Holiday House Motel / Multi-Family



SECTION I

Holiday House Motel / Multi-Family



SECTION I

Holiday House Motel / Multi-Family



SECTION I

Holiday House Motel / Multi-Family



SECTION I

Holiday House Motel / Multi-Family



SECTION I

Holiday House Motel / Multi-Family



SECTION I

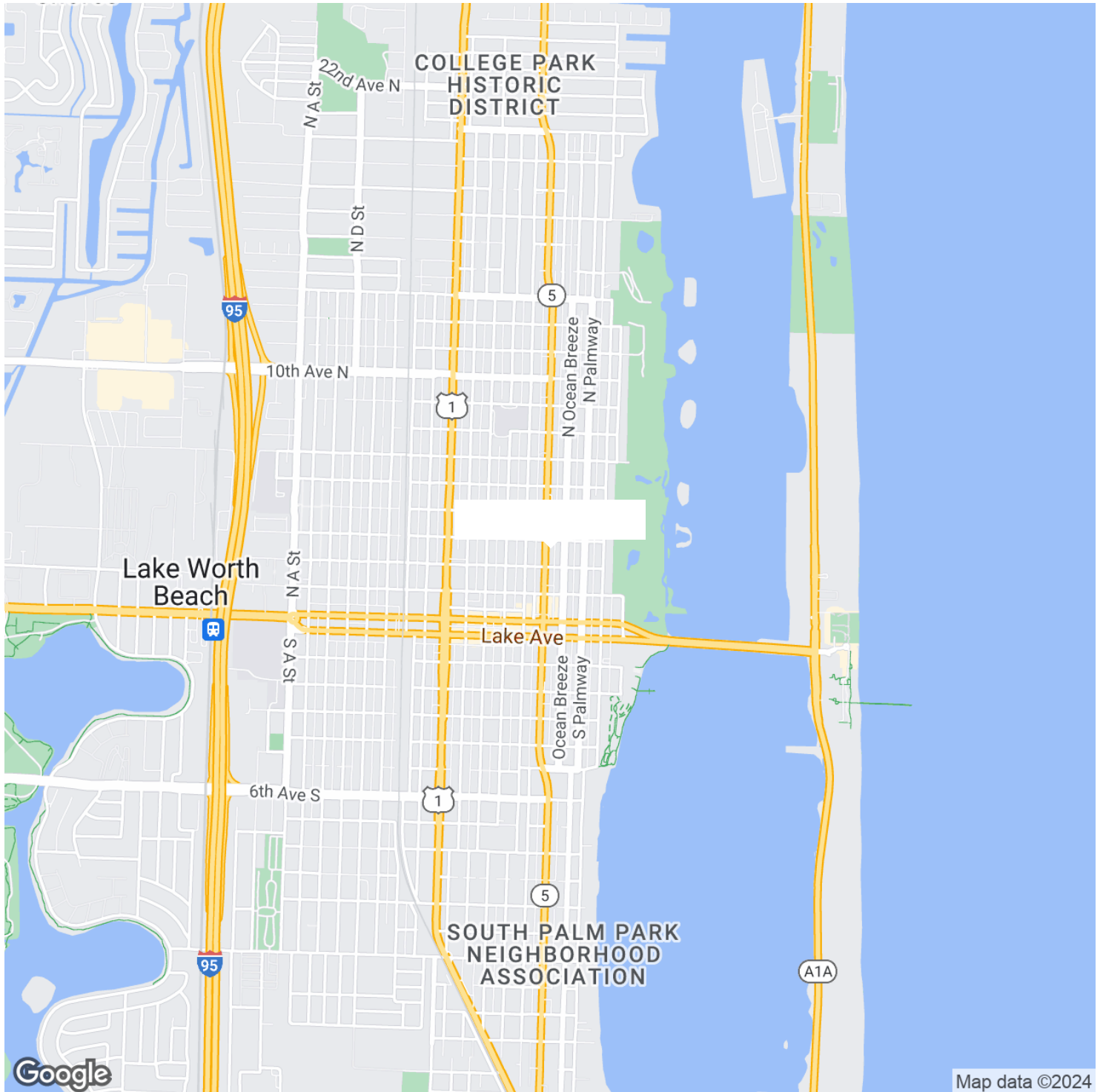
Holiday House Motel / Multi-Family



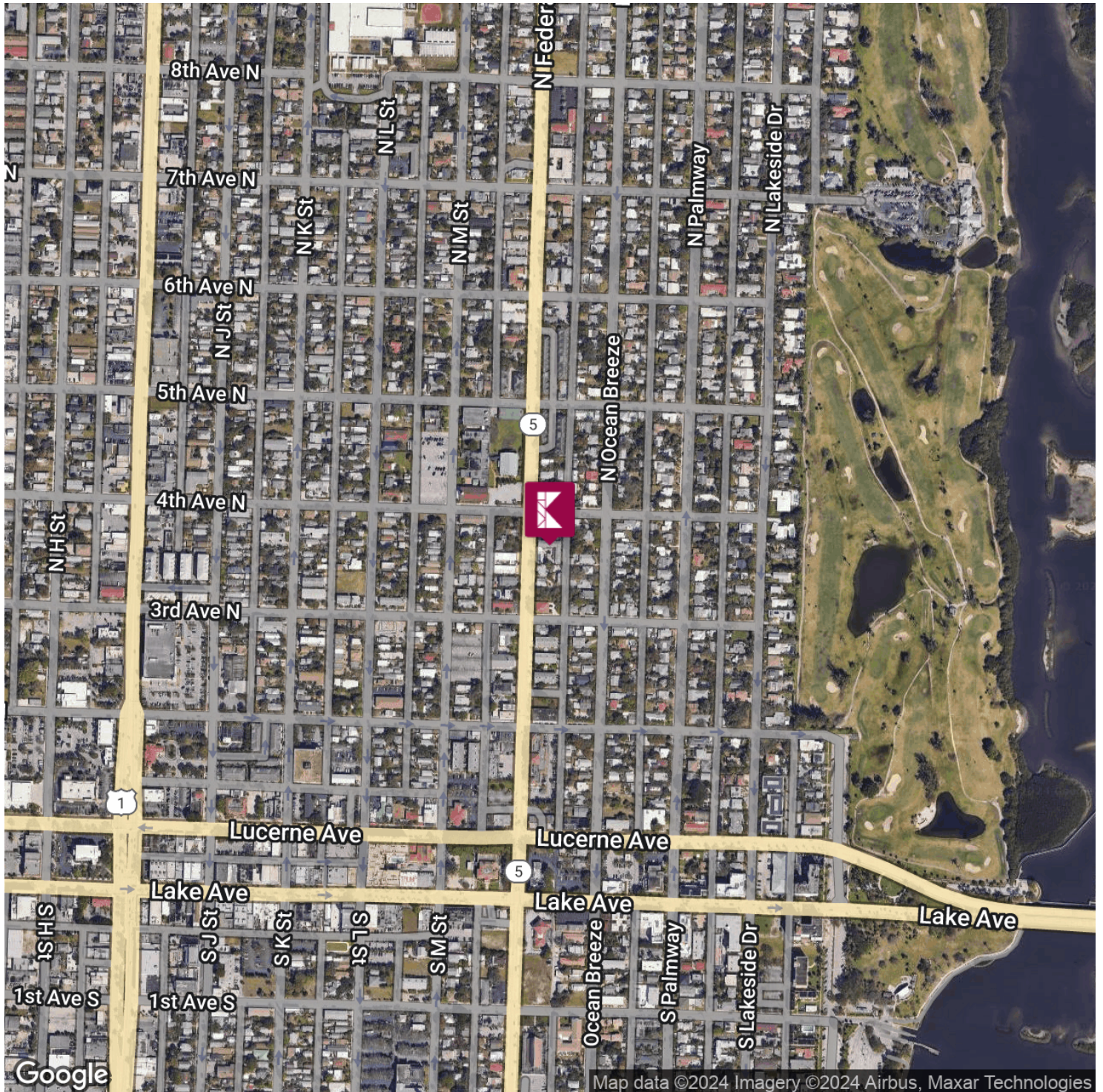
SECTION 1

LOCATION INFORMATION

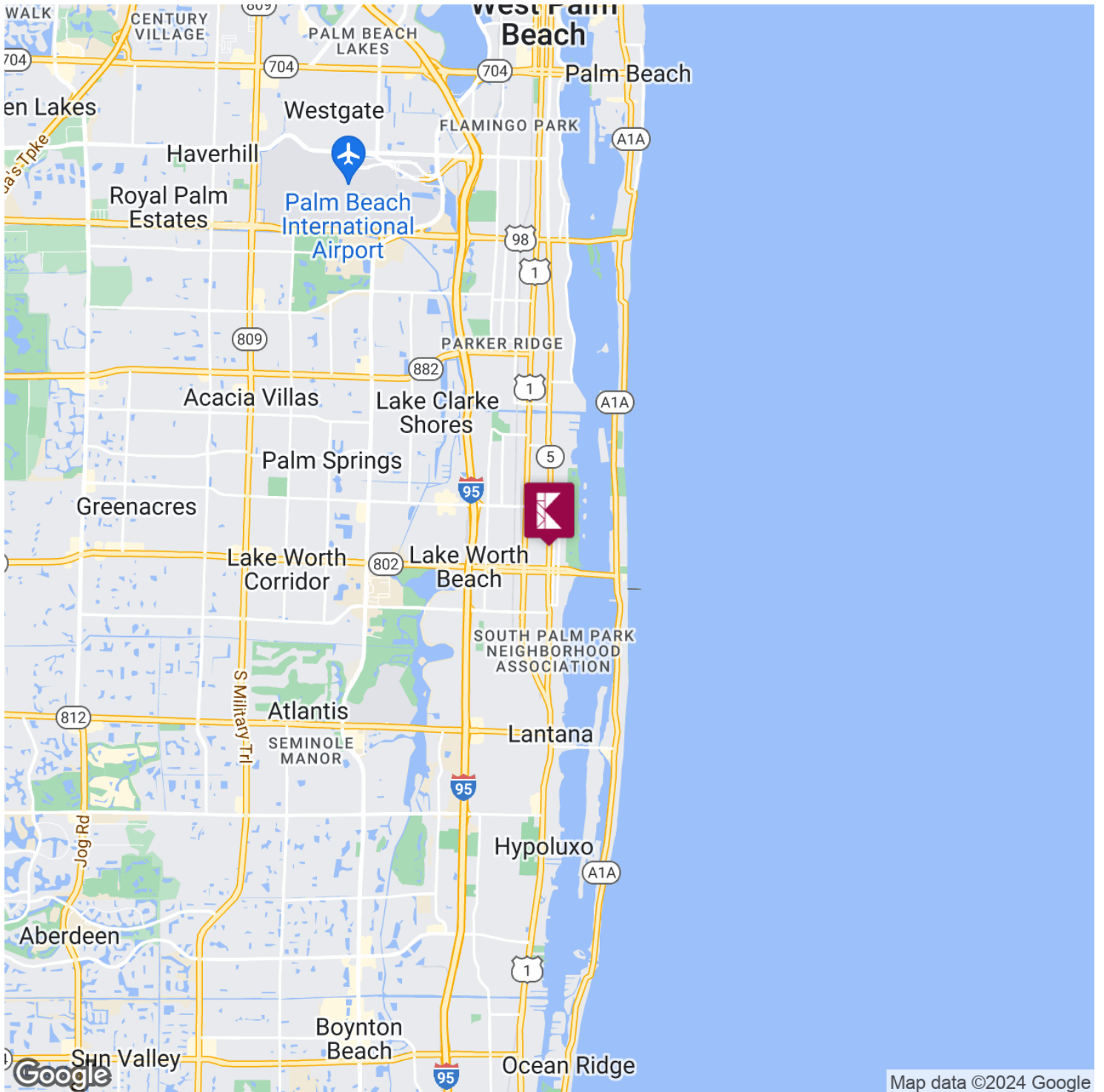
Regional Map



Location Map



Aerial Map



David Joseph Commercial RE Director



DAVID JOSEPH

Commercial Sales Director

davidjoseph@keyes.com

Direct: **561.789.7726** | Cell: **561.789.7726**

FL #SL3239461

PROFESSIONAL BACKGROUND

"I am committed to building long term relationships based on top quality service and high ethical standards"

David Joseph is the Commercial Division Sales Manager for The Keyes Company Commercial Real Estate Division serving South Florida including Miami / Dade, Palm Beach, Broward, Martin, St. Lucie and Volusia Counties. David has over 32 years of experience in Commercial Real Estate, specializing in Industrial, Retail, Retail Strip Centers, Multi-Family, Office, Self Storage Facilities and Commercial Leasing.

David has a vast knowledge of all facets of Commercial real estate development. Over the years he has developed, built and managed over 250,000 sq. ft. of Boutique Retail Centers, and has sold and leased over two million sq. ft. of Industrial, Retail and Multi-Family properties.

Prior to joining The Keyes Company, David spent 13 years with Coldwell Banker Commercial and many years as a Broker/Owner with locations in Philadelphia, PA, Allentown, PA and Cherry Hill, NJ.

Responsibilities: Growth of The Keyes Real Estate Commercial Division in South Florida, training programs for new associates and experienced brokers. Commercial Marketing and Tech programs for the Keyes commercial division.

It is David's mission to share his experience and knowledge of the industry and successfully assist you in all aspects of your Commercial Real Estate needs. David Joseph is committed to building long term relationships based on top quality service and high ethical standards.

website: www.davidjoseph.keyescommercial.com

Cell: 561-789-7726

Website: Keyescommercial.com

MEMBERSHIPS

Realtors Commercial Alliance of South Florida

Realtors Association of the Palm Beaches + Greater Fort Lauderdale (RAPB+GFLR)

Delray Beach Chamber of Commerce

West Palm Beach Chamber of Commerce

Costar, Loopnet and the Local Multi-Listing service

The Keyes Company
12 SE 1st. Ave Suite 101
Delray Beach, FL 33444
561.789.7726

Sherry Mason



SHERRY MASON

Commercial Sales Associate



12 SE 1st. Ave

Suite 101

T 954.995.2025

C 954.995.2025

F 877.202.8849

sherrymason@keyes.com

FL #SL3350308

Professional Background

Licensed REALTOR® Florida & Texas, Commercial Designations RPA® FMA®, Residential Designation SRES®

Sherry has worked in various aspects of Construction and Real Estate for 30+ years. She began her Real Estate career in 1986 working for a husband & wife owned Real Estate/Appraisal Company. She managed residential property for Investors and assisted the Appraiser as well.

In 1997 she began her career at Primeco/Verizon Wireless. As the Regional Property/Facilities Manager, Sherry was responsible for daily commercial Facilities Operations for administrative buildings throughout TX. Her responsibilities included; Tenant representative from white box to CO, life/safety/security, 24/7/365 maintenance of two level 1 data centers, space planning, moves and changes, mail room services, security, contract and vendor management.

In 2006 her career shifted to Retail Real Estate Operations. As the Region Manager, she was responsible for daily Facilities Operations for 100 (+/-) locations throughout TX & LA. She was responsible for leading the Facilities team through construction/design process for retail locations, protecting company assets by placing an emphasis on preventative maintenance, Business Continuity and Disaster Recovery.

During her career she pursued further education where she earned the following Designations;

RPA® - Real Property Administrator - BOMA International (BOMI)

FMA® - Facilities Management Administrator - BOMA International (BOMI)

SRES® - Seniors Real Estate Specialist - NAR

Memberships & Affiliations

Building Owners and Managers Association International (BOMI)

International Facilities Management Association (IFMA)

Oakbrook Condos HOA - Vice President

Professional Retail Store Maintenance Association (PRSM)

REALTORS® of the Palm Beaches and Greater Fort Lauderdale (RAPB+GFLR)

Women in Facilities Management (WIFM)

Education