

AVENUE

1111 Ponce

1111 PONCE DE LEON  
CORAL GABLES, FL 33134

FOR SALE



AVENUEREP.COM



PROPOSED RENDERING



## PREMISES

1111 PONCE DE LEON

FOLIO # : 03-4108-009-1830

LAND AREA : 32,700 SF (0.75 AC)

EXISTING

BUILDING : 82 KEYS

42,337 SF

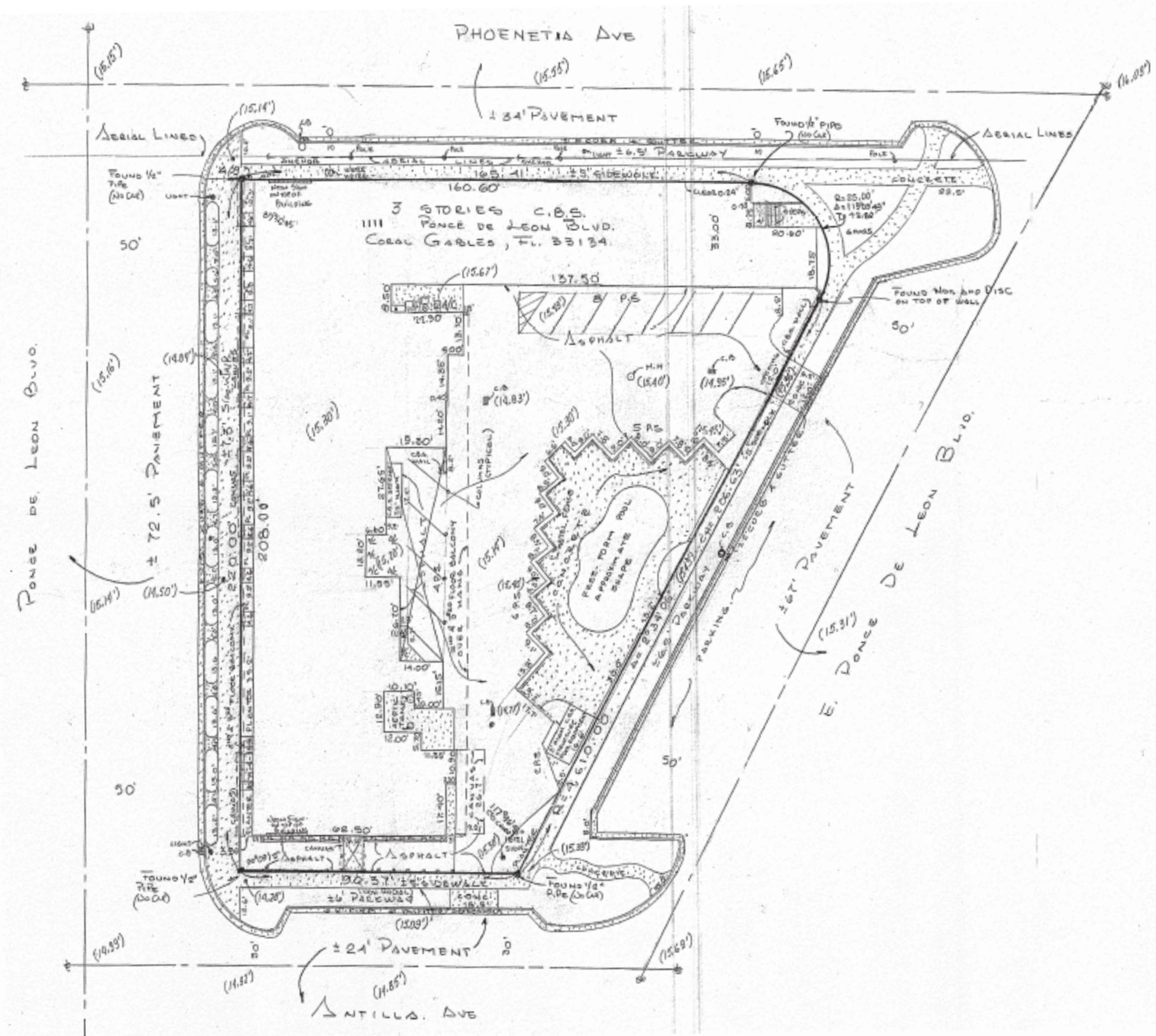
3 STORIES

ZONING : MIXED-USE 3

ASKING : \$ 25 M

## PROPERTY INFO

- THIS PRIME PROPERTY IS A PROMINENT, STAND-ALONE “ISLAND” PARCEL LOCATED AT 1111 PONCE DE LEON BOULEVARD, FEATURING THE 82-KEY CHATEAUBLEAU HOTEL. SPANNING 43,237 SQUARE FEET OF EXISTING BUILDING AREA ON 32,709 SF OF LAND (0.75 ACRES), THE HOTEL WAS ORIGINALLY CONSTRUCTED IN 1964 AND HAS BEEN FAMILY-OWNED AND OPERATED FOR DECADES, OFFERING A LEGACY OF CONSISTENT HOSPITALITY IN THE HEART OF CORAL GABLES.
- THE THREE-STORY STRUCTURE INCLUDES AN OPERATING RESTAURANT, RETAIL/OFFICE STOREFRONTS FRONTING PONCE DE LEON BOULEVARD, A WELCOMING MAIN LOBBY, PRIVATE ON-SITE PARKING, AND A SWIMMING POOL. ITS ESTABLISHED PRESENCE, VISIBILITY, AND CENTRAL LOCATION PROVIDE BOTH STRONG IN-PLACE INCOME AND FUTURE REPOSITIONING OR REDEVELOPMENT POTENTIAL WITHIN A HIGHLY DEMANDED MARKET.
- STRATEGICALLY SITUATED ALONG CORAL GABLES’ PRIMARY COMMERCIAL CORRIDOR, THE PROPERTY BENEFITS FROM UNPARALLELED EXPOSURE AND ACCESSIBILITY. THE SITE IS SURROUNDED BY MAJOR LANDMARKS INCLUDING THE PLAZA CORAL GABLES, MIRACLE MILE, AND DOWNTOWN CORAL GABLES, PLACING IT WITHIN WALKING DISTANCE OF LUXURY SHOPPING, FINE DINING, CLASS A OFFICE BUILDINGS, AND UPSCALE RESIDENTIAL DEVELOPMENTS.



## FLOOR PLAN

## PROPERTY A

## LAND AREA

+/- 32,700 SF



PLAZA PROJECT

MIRACLE MILE

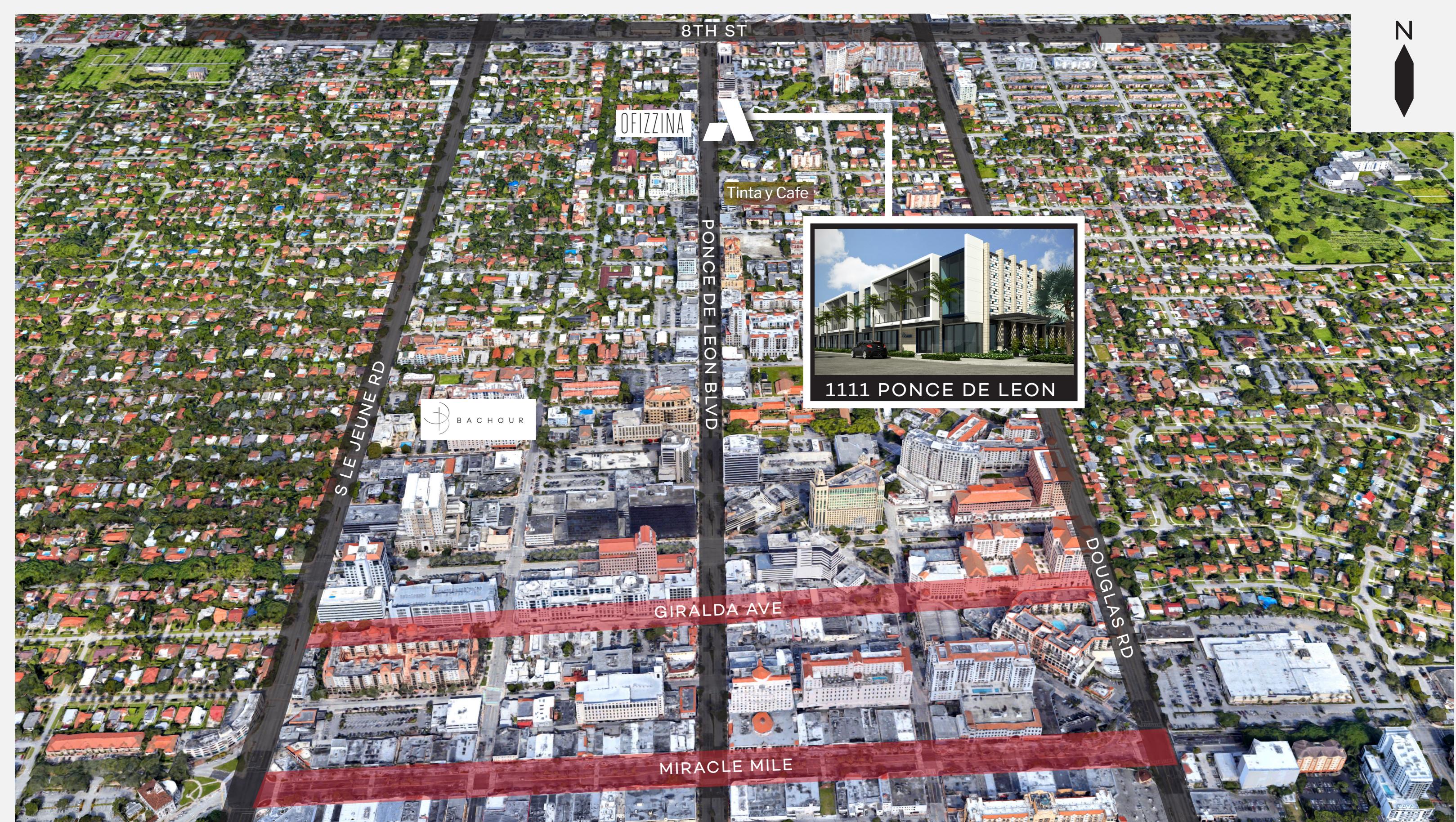
OFIZZINA OFFICE TOWER

111 Ponce

Ponce de Len Blvd

AERIAL PHOTO - SOUTH VIEW

N



LOCATION



HOTEL PROPOSED RENDERINGS



WWW.AVENUEREP.COM

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