



BEACH FRONT MOTEL

beachfrontmotel.com

\$3,375,000

Long Term Operating Beachfront Motel - 20 Keys

1544 S Ocean Shore Boulevard, Flagler Beach, FL

For more Information

<https://www.crexi.com/properties/1496686/florida-beach-front-motel>

Key Features

****Convenient to Travel**** South of Flagler Beach is Daytona Beach (15 miles) and Orlando (75 miles). North is St. Augustine (35 miles) and Jacksonville (75 miles). via I-95 or the scenic route on A1A. Airports via I-95 (also some toll roads depending on destination): South of Flagler Beach is Daytona Beach International (30 miles), Orlando-Sanford International (67 miles), Orlando International (94 miles). North is Jacksonville International (87 miles.)

****Prime Location**** Situated on scenic SR A1A with unobstructed ocean views, the property offers easy access to the beach via a dune walkover across the street. This part of the beach is pet friendly as is the Motel. Its walkable proximity to entertainment, shopping, and dining options makes it highly desirable for tourists. This walkability, plus the laid-back nature of Flagler Beach, have lured visitors away from busier beach towns like Hilton Head and New Smyrna Beach.

****Turn-Key Motel Business**** Built in 1967, the current owner has owned and operated the property for 27 years, making improvements and upgrades to the Motel and rooms over the years, the latest being a new roof in 2024. Beach Front Motel has a loyal following with consistent repeat business. Additionally, there is a strong management team currently in place that has significantly increased positive online reviews and bookings. 2022 bookings increased 14% over 2021, and 2023 bookings increased by 15% over those in 2022.

****The Motel**** The well-appointed rooms are decorated with a retro beach vibe. There are 10 king and 10 double queen rooms. Each room has a microwave, coffee maker and refrigerator. 3 have kitchenettes. Enjoy the views and ocean breezes from the walkway balcony.

****Area Projects**** The ongoing development projects in Flagler Beach are expected to enhance the community's exposure nationally. Current projects in Flagler Beach include the \$12.5 million Flagler Pier replacement and the new \$17 million 100 room Margaritaville Hotel by Compass one block west of A1A on State Rd 100, just 15 blocks north of the Motel. These projects are expected to increase the upside potential of the Beach Front Motel.

****Strong Growth Potential**** With the ongoing development projects expected to increase the community's exposure nationally resulting in increased bookings and room rates, the Beach Front Motel, with its prime location and Tourist Commercial Zoning, is well-positioned to capitalize on the growing interest in Flagler Beach as a tourist destination. Overall, it is an excellent investment opportunity for those wishing to purchase beachfront property and/or looking to enter the hospitality business in this charming beachfront community.



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