



PROPERTY DETAILS

- **Direct oceanfront position.** 14,238 SF building on .455 acres of combined land, positioned on the quieter north end of the Broadwalk with \pm 180 feet of unobstructed ocean exposure
- **Stabilized, income-producing operation.** 22 recently renovated large vacation rental units with an established guest base, full kitchenettes, on-site pool, and private parking.
- **Strategic corridor location.** 7 miles to Fort Lauderdale–Hollywood International Airport, walking distance to Broadwalk dining and entertainment, and positioned among institutional hospitality assets including the Hollywood Beach Marriott, Margaritaville Hollywood Beach Resort, and the forthcoming 38-story Icon Beach Waterfront
- For additional information or to receive the full Offering Memorandum, please call Steve or Christian directly.

ABOUT PROPERTY



PRICE

12,500,000



YEAR BUILT

1955/Renov 2022



AVAILABLE SF

14,238 SF



PARKING

23 spaces in private lot



LOCATION

Central Hollywood Beach

For more information:

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



OFFERING SUMMARY

Sale Price:	\$12,500,000
Building Size:	14,238 SF
Parking Lot Size	23 dedicated spaces
Total Property Size:	.455 acres
Number of Rooms:	22
Price Per Unit:	\$568,181
Unit Mix:	19x 1 BR/ 1BA units; 1x 2BR/ 2BA unit; 1x 2 BR/ 1 BA unit; 1x 3 BR/ 3 BA penthouse
Zoning:	BWK-25-HD-R
Frontage:	180 ft on Broadwalk

PROPERTY OVERVIEW

Berger Commercial is proud to present a direct oceanfront hospitality property on Hollywood Beach. 2800 North Surf Road is a 22-unit vacation apartment building with a third-floor owner's penthouse, overlooking the Atlantic Ocean and the famous Hollywood Broadwalk. Featuring 180 feet of unobstructed ocean views and direct beachfront access, the property also has a large pool, sundeck and entertainment area. The property has recently undergone over \$1,000,000 in renovations including a new elevator, comprehensive room updates, hurricane glass and new appliance packages in each room. It currently operates as a stabilized oceanfront lodging facility with 23 dedicated parking spaces in a private lot.

PROPERTY HIGHLIGHTS

- **Direct oceanfront position.** Positioned on the quieter north end of the Broadwalk with \pm 180 feet of unobstructed ocean exposure — one of the last low-rise beachfront parcels of this scale remaining in Broward County.
- **Stabilized, income-producing operation.** 22 recently renovated vacation rental units with an established guest base, full kitchenettes, on-site pool, and private parking.
- **Strategic corridor location.** 7 miles to Fort Lauderdale–Hollywood International Airport, walking distance to Broadwalk dining and entertainment, and positioned among institutional hospitality assets including the Marriott Hollywood Beach, Margaritaville Hollywood Beach Resort, and the forthcoming 38-story Icon Beach Waterfront Residences.

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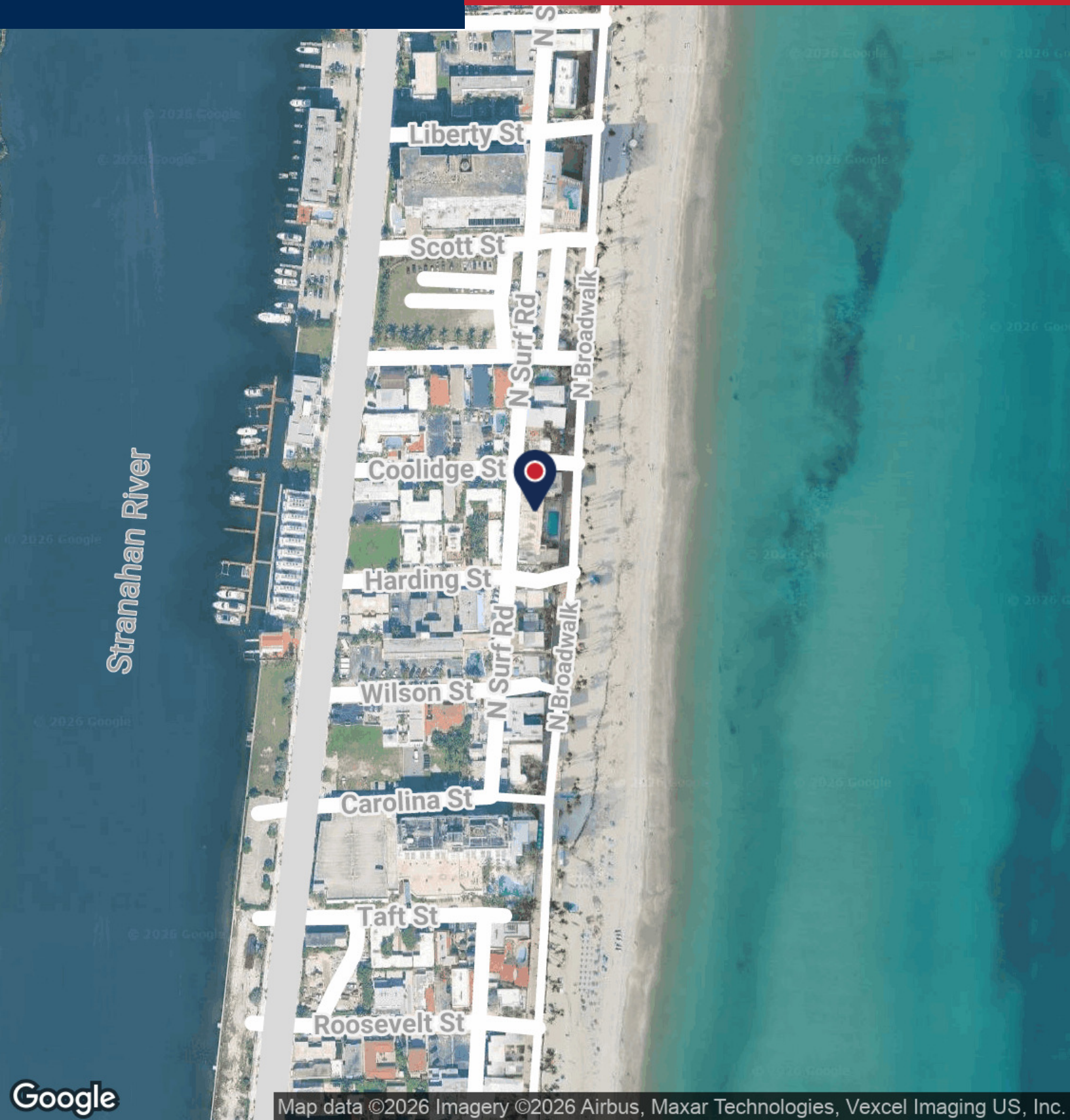
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