



OCEAN'S  
SOUND

FOR SALE

16-ROOM MOTEL

**322 Nevada Street**  
Hollywood, FL 33019



**APEX**  
CAPITAL REALTY

# EXECUTIVE SUMMARY

Welcome to Ocean's Sound Motel, a rare investment opportunity located in vibrant Hollywood, Florida. This charming 16-room motel is now available for sale, offering both a prime location and strong potential for income generation or redevelopment.

Situated just minutes from the world-famous Hollywood Beach and Broadwalk, Ocean's Sound Motel sits on an 8,054 SF lot and boasts a building size of 9,927 SF. The property includes 16 well-maintained guest rooms, making it ideal for short-term vacation rentals, boutique hospitality, or repositioning for alternative commercial uses.

With consistent tourism traffic year-round, proximity to dining, shopping, and entertainment, and easy access to Fort Lauderdale-Hollywood International Airport, this offering presents a unique chance to acquire a high-demand asset in one of South Florida's most dynamic coastal markets.

Whether you're an investor seeking turnkey income, a hotel operator looking to expand, or a developer eyeing future potential, Ocean's Sound Motel represents exceptional value and opportunity.

<b>BUILDING SIZE</b>	8,054 SF
<b>LOT SIZE</b>	9,927 SF
<b>NUMBER OF KEYS</b>	16
<b>CORRIDOR</b>	Exterior
<b>ZONING</b>	BRT-25-C
<b>YEAR BUILT</b>	1970
<b>ASKING PRICE</b>	\$5,000,000



## HIGHLIGHTS

- Private parking on property acting as additional revenue source
- Located adjacent to an 8 story city owned public garage
- Entry-Level investment opportunity: smaller 16-room count makes this a manageable, cost-effective investment, ideal for first-time buyers entering the hotel industry.

# UNIT MIX & FINANCIALS

Type	Bathrooms	Units	# Bedroom	# Kitchenettes
0 Bedroom (Studio)	4	4	0	4
1 Bedroom	12	12	12	12



## 322 NEVADA STREET

ADR	86.65
OCCUPANCY	75.4%
GROSS INCOME	\$381,908.00
RESORT FEE	\$88,067.20
PARKING (est 50% pay)	\$58,400
<b>TOTAL</b>	<b>\$528,375.20</b>

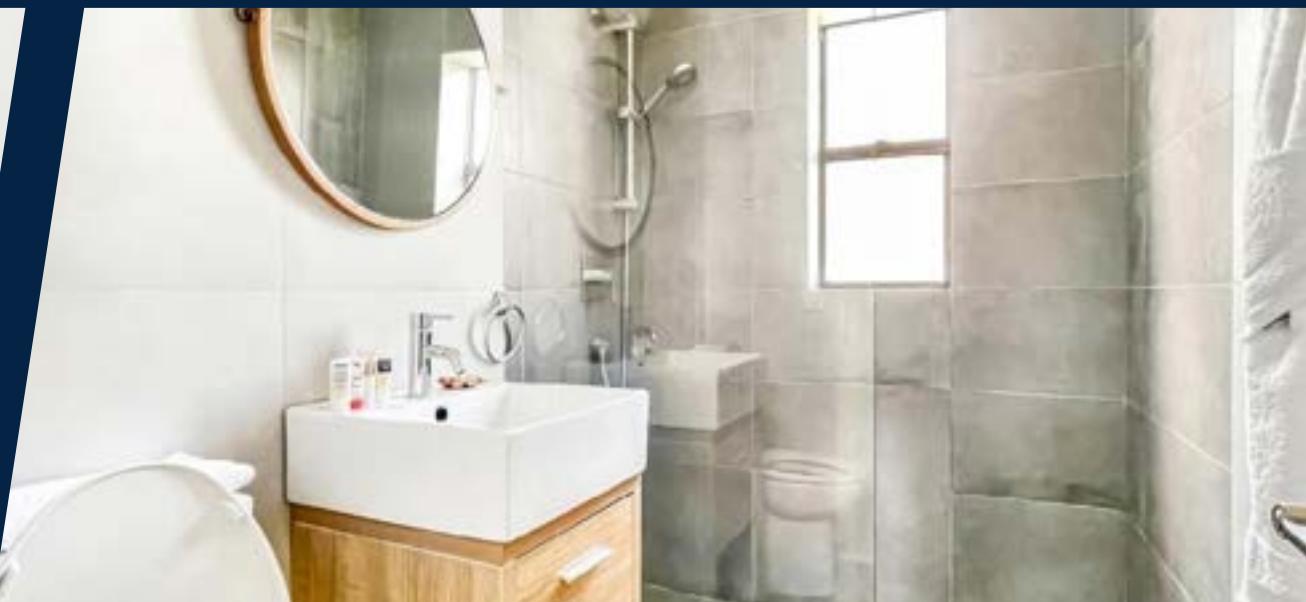
## FIXED EXPENSES

INSURANCE	\$16,880.00
TAXES (PAID 1 MONTH BEHIND)	\$26,733.56
PROPERTY TAXES	\$85,215.63
ELECTRIC	\$19,727.54
WATER	\$16,292.99
<b>TOTAL</b>	<b>\$161,472.58</b>

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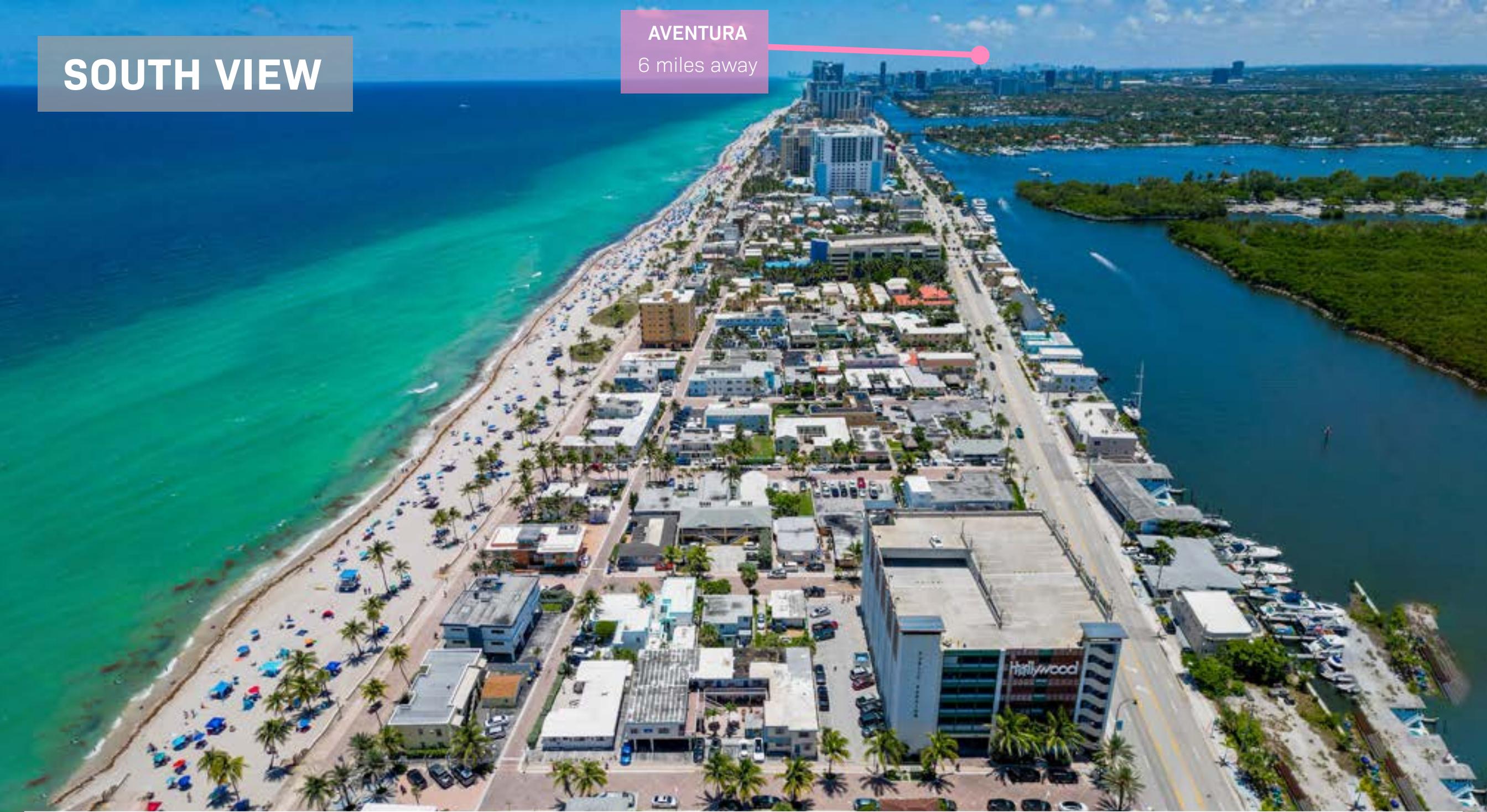
**\$363,525.48**

# INTERIOR PHOTOS



# SOUTH VIEW

AVENTURA  
6 miles away



# NORTHEAST VIEW

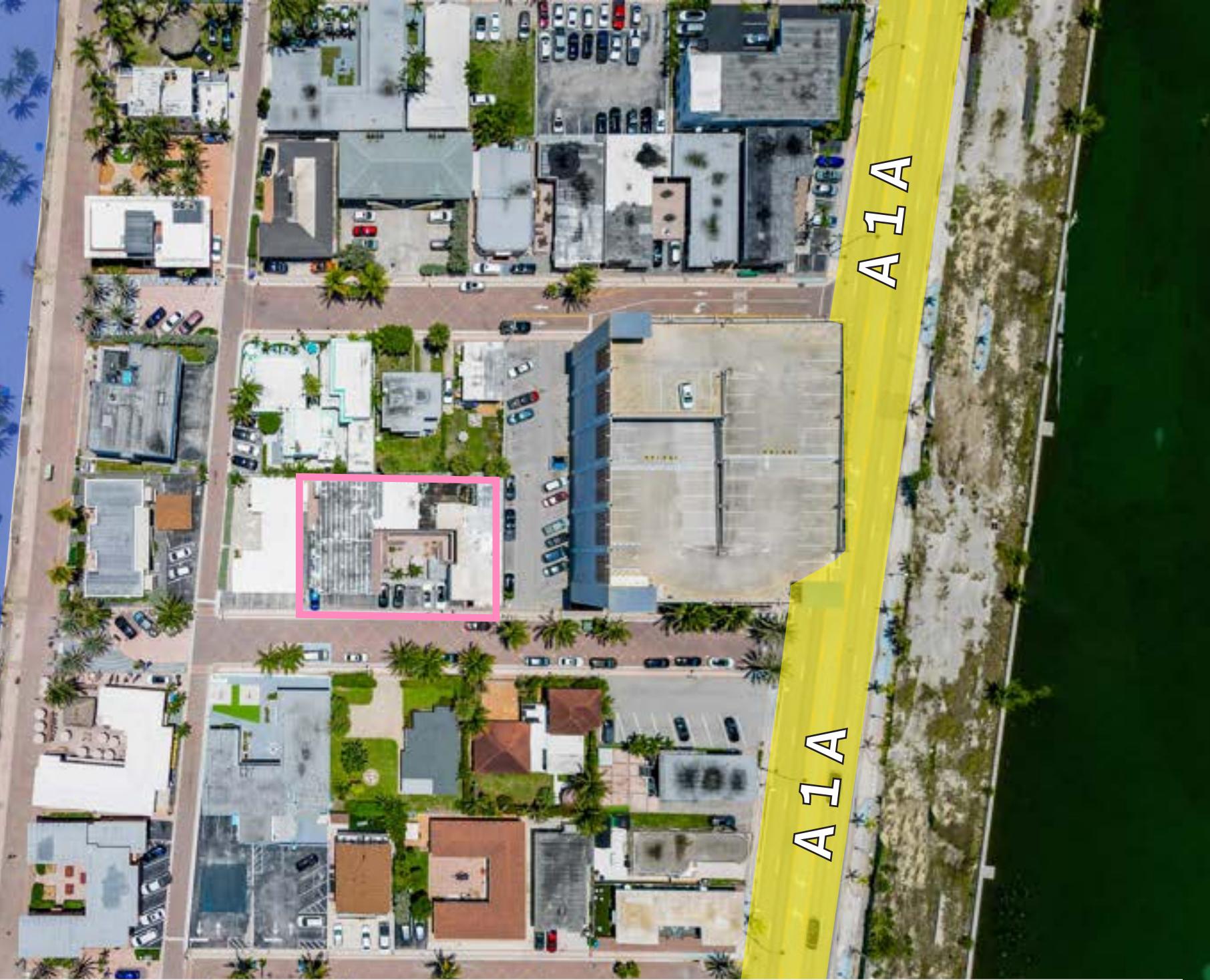


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JENNI FONTANA | [JENNI@APEXCAPITALREALTY.COM](mailto:JENNI@APEXCAPITALREALTY.COM) | 954 892-3331  
MARTIN BRAVO | [MARTIN@APEXCAPITALREALTY.COM](mailto:MARTIN@APEXCAPITALREALTY.COM) | 305 967-3615

# BIRD'S EYE VIEW

HOLLYWOOD BEACH



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# LOCATION MAP



**DANIA POINTE**  
102-acre premier mixed-use development with over 740,000 SF



**FORT LAUDERDALE INTERNATIONAL AIRPORT**



**THE DELMAR HOTEL**



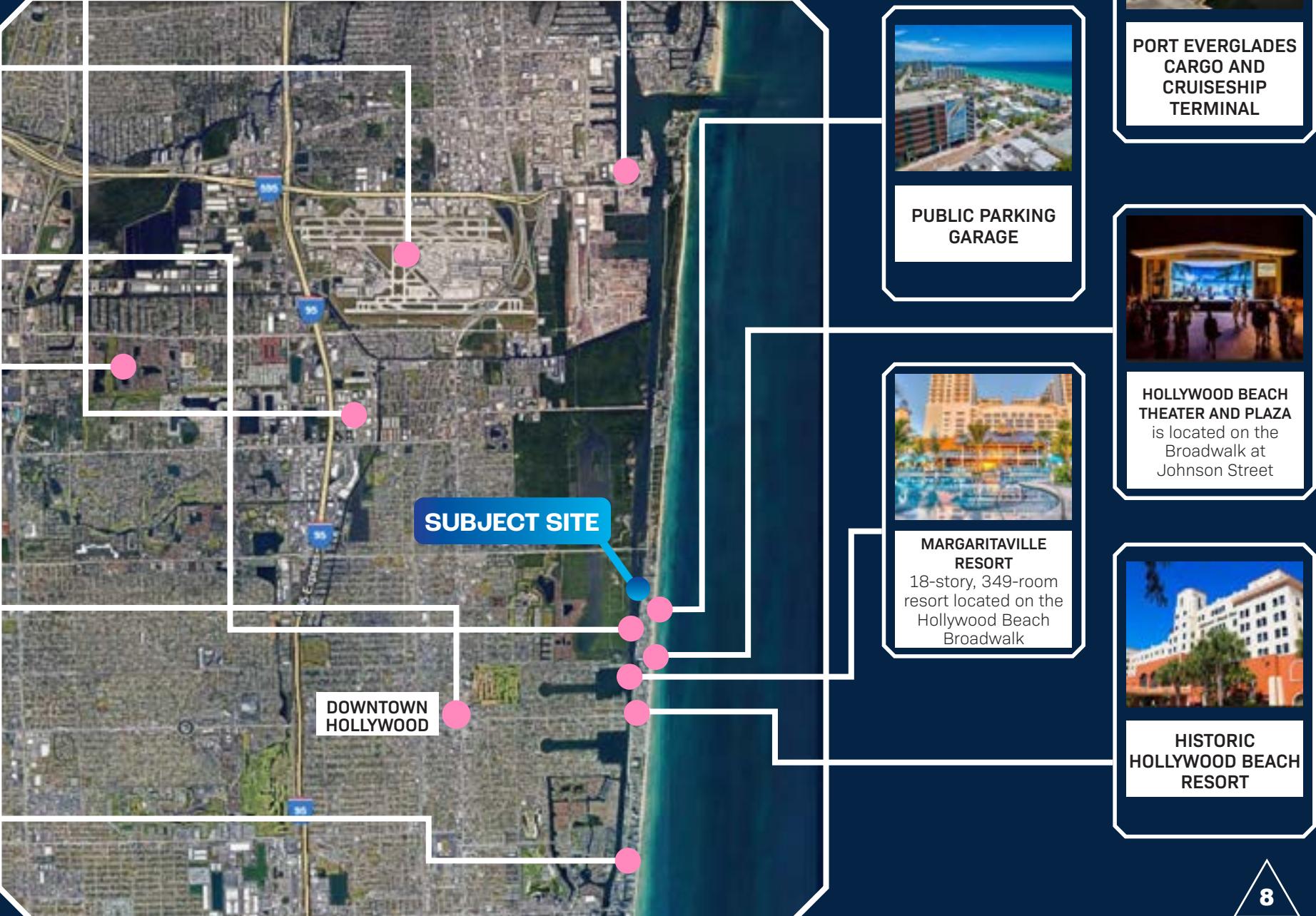
**HARD ROCK HOTEL & CASINO**



**YOUNG CIRCLE - ARTS PARK**  
City park hosting a variety of arts events, with an outdoor amphitheater



**THE DIPLOMAT BEACH RESORT**  
1000 Room Hotel Tower on the beach which is currently being renovated



# LOCATION HIGHLIGHTS

Hollywood Beach is consistently a top 25 beach destination and continues to attract tourists from around the world.

The famous Hollywood Beach Broadwalk is a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. This brick-paved thoroughfare hosts pedestrians, joggers, bicyclists, rollerbladers, and millions of visitors every year.

Downtown Hollywood is a lively area featuring arts, dining, and entertainment. At its center is Young Circle, a park that hosts local events, with the nearby Arts Park offering outdoor performances and art exhibits. The area is also home to trendy shops, restaurants, and bars, making it a popular destination for both locals and visitors seeking a lively atmosphere and a touch of South Florida's artistic flair.

The Seminole Hard Rock Hotel and Casino is a renowned entertainment destination featuring a massive casino, luxurious hotel, and a variety of dining and shopping options. Known for its iconic guitar-shaped hotel, it offers world-class gaming, live performances, a spa, and vibrant nightlife, making it a popular spot for both visitors and locals.



# TRANSPORTATION & ACCESSIBILITY

- Fort Lauderdale-Hollywood International Airport (FLL) generates over \$8.6 billion annually for the local economy.
- FLL supports more than 135,000 jobs in aviation, hospitality, retail, and logistics.
- FLL serves approximately 36 million passengers each year, contributing to tourism and business activity.
- Port Everglades handles over 4 million tons of cargo annually, making it one of the busiest cargo ports in the U.S.
- It ranks as the third-largest cruise port in the world, serving over 4 million passengers each year.
- Port Everglades generates approximately \$32 billion in annual economic activity.
- Port Everglades supports over 13,000 local jobs in shipping, logistics, and tourism.
- Hollywood Station is a key transportation hub in South Florida.
- It serves Brightline, Tri-Rail, and Amtrak, offering multiple transit options.
- Hollywood Station connects travelers to major cities, including Miami, Fort Lauderdale, and West Palm Beach.





## TOURISM IN HOLLYWOOD

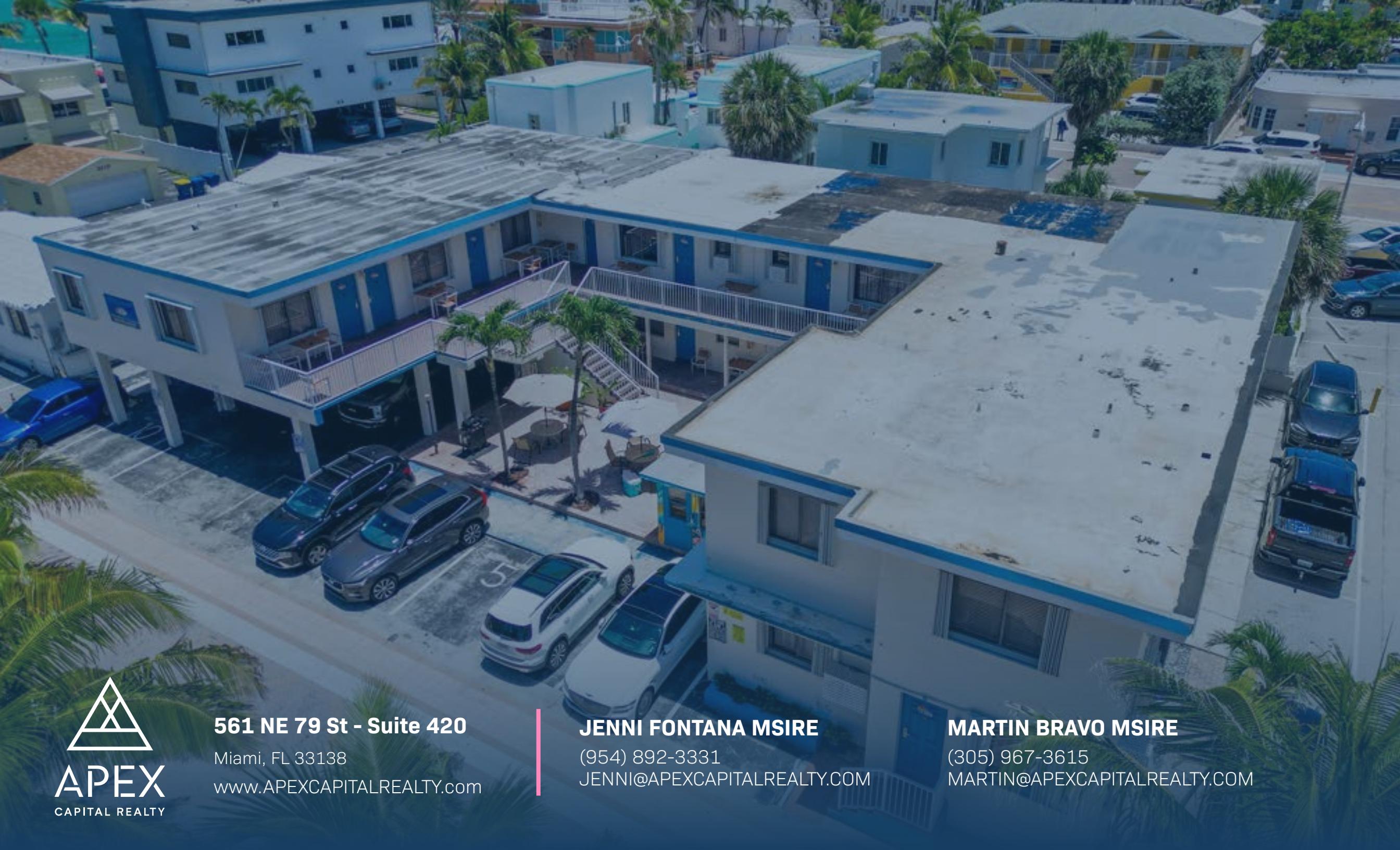
72.5%  
AVERAGE HOTEL  
OCCUPANCY

\$145  
AVERAGE DAILY RATE

Hollywood Beach  
is consistently a Top 25 Beach  
Destination and continues to attract  
tourists from around the world.

This steady flow of visitors creates a  
constant demand for quality retail and  
entertainment options.

*Source: Greater Fort Lauderdale Convention & Visitors Bureau*



**561 NE 79 St - Suite 420**

Miami, FL 33138

[www.APEXCAPITALREALTY.com](http://www.APEXCAPITALREALTY.com)

**JENNI FONTANA MSIRE**

(954) 892-3331

[JENNI@APEXCAPITALREALTY.COM](mailto:JENNI@APEXCAPITALREALTY.COM)

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