

FLORIDA KEYS RESTAURANT & APARTMENT INVESTMENT

90184 Overseas Highway & 168 Gardenia Street, Islamorada, FL 33070

FOR SALE OR LEASE



ASKING PRICE

\$4,500,000

(Inquire for Lease Rate)

BUILDING SIZE

6,560 SF

+

OUTDOOR SEATING

4,751 SF

EXCLUSIVE LISTING BY

NIKOLAUS M. SCHROTH, CCIM

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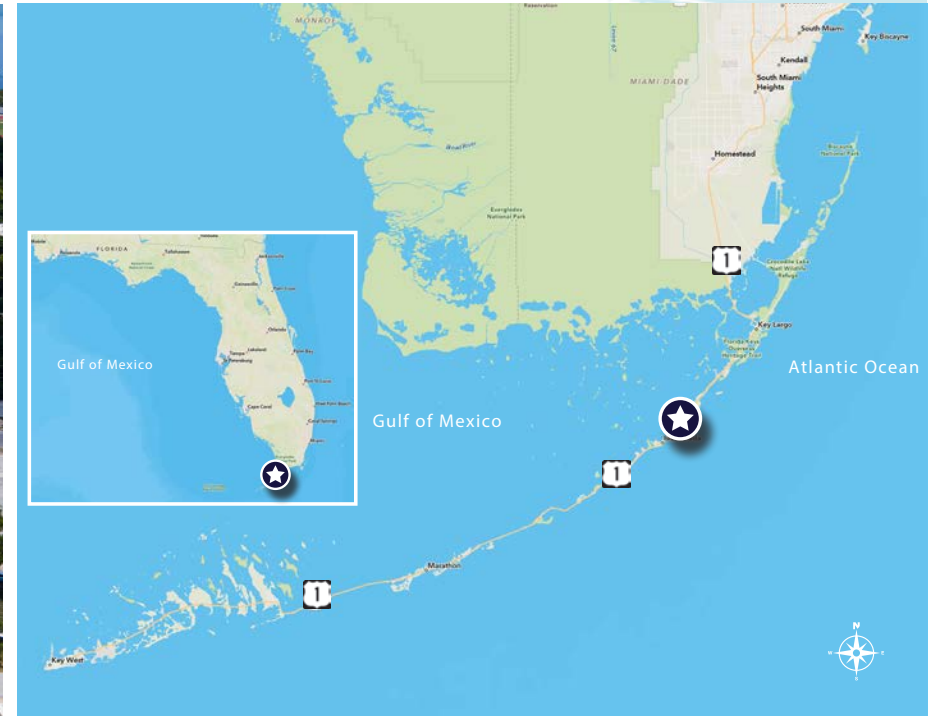


COBROKER

AJ VETTER

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PROPERTY OVERVIEW



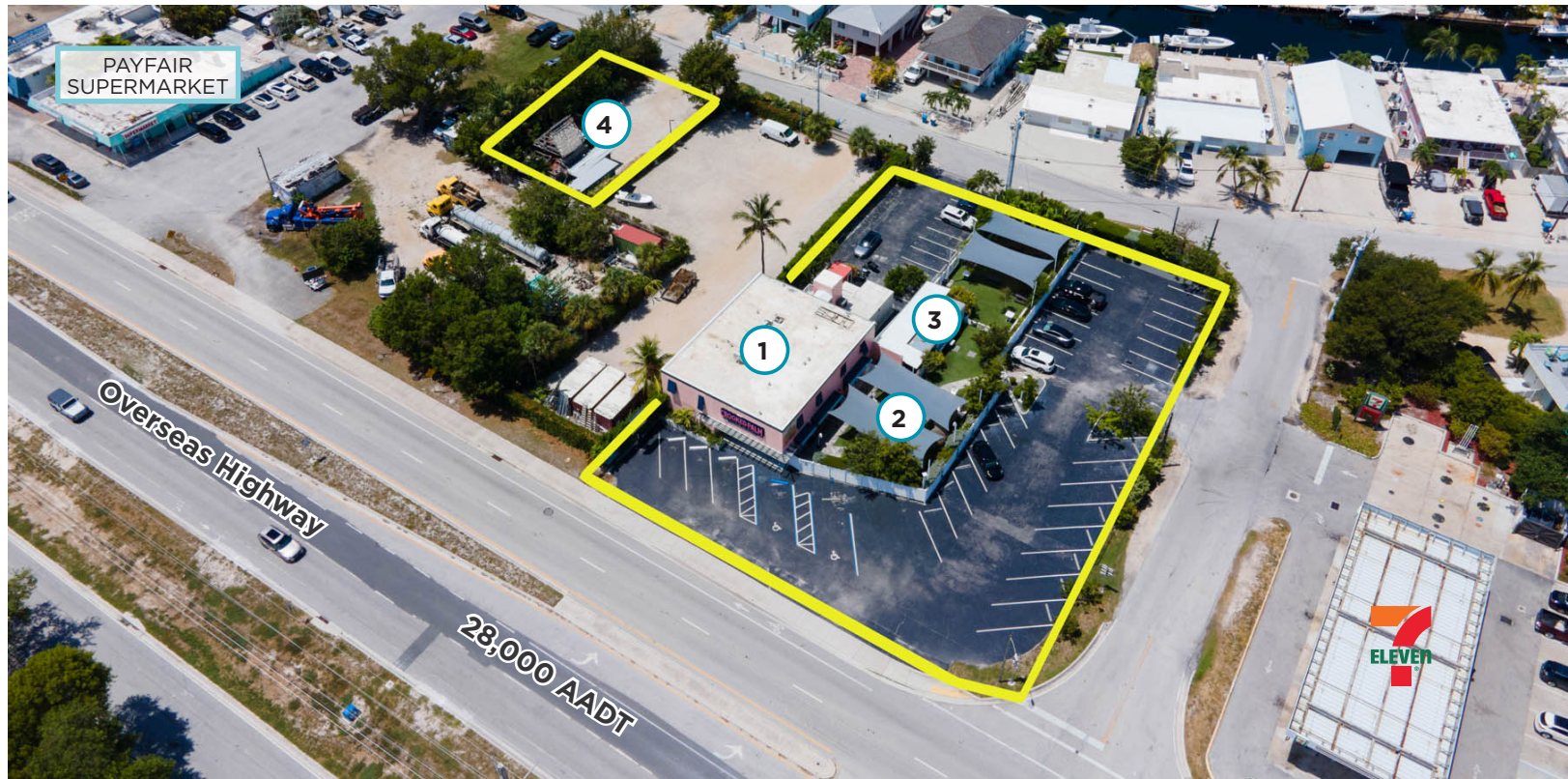
INVESTMENT OVERVIEW

- ✓ **Turnkey Restaurant & 7 Apartments** in the heart of Tavernier, Florida Keys. Fully renovated in 2024, seating for 150, liquor license available separately but not needed for a full restaurant operation. This building has great visibility with a corner location, a nearly adjacent lot for overflow parking and comes ready to open.
- ✓ **Income Producing Residential Component** The 7-apartment units offer supplemental income in a supply constrained market and are restricted as moderate income dwelling units, allowing rents up to \$3,240 well in excess of the current market rents.
- ✓ **Restaurant & Outdoor Area** The restaurant features a large inside bar and dining area, food truck concept with a large outside seating area and distillery room that could be converted to more seating or be converted to a traditional kitchen. Low mileage rate and taxes in the Florida Keys. Traffic count 28,000 cars per day.

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PROPERTY OVERVIEW



ACREAGE

±0.8441
ACRES

FRONTAGE

146' ON
OVERSEAS HIGHWAY

STORIES

2

ZONING

CG
COMMERCIAL GENERAL

PARCEL IDS

00431870-000000
00431670-000000



MAIN RESTAURANT

6,560 SF two-story building fully renovated in 2024 with restaurant/bar space and seven apartment units.



OPEN-AIR PATIO

Expansive outdoor dining and entertainment area offering flexibility for multiple seating configurations.



FOOD TRUCK AREA

Dedicated food truck concept complements the restaurant and outdoor dining experience.



OVERFLOW PARKING

Separate ±0.121-acre parcel provides additional parking capacity and added operational flexibility.

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PROPERTY PHOTOS



90184 Overseas Highway & 168 Gardenia Street
Islamorada, FL 33070

On-Site Apartments



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PROPERTY AERIAL



Tavernier
Creek Marina

MARINE MAX

7
ELEVEN

Overseas Highway

28,000 AADT

Gardenia St

90184 Overseas Highway & 168 Gardenia Street
Islamorada, FL 33070

Islamorada, known as the “Village of Islands,” is one of the most desirable communities in the Florida Keys, offering a unique blend of coastal living, world-renowned recreation, and a thriving tourism-driven economy. Situated between Miami and Key West along the Overseas Highway (US-1), Islamorada spans several islands including Plantation Key, Windley Key, Upper Matecumbe Key, and Lower Matecumbe Key, providing unmatched access to both the Atlantic Ocean and Florida Bay. Islamorada is internationally recognized as the “Sport Fishing Capital of the World” and attracts visitors year-round for offshore fishing, diving, boating, snorkeling, and eco-tourism.

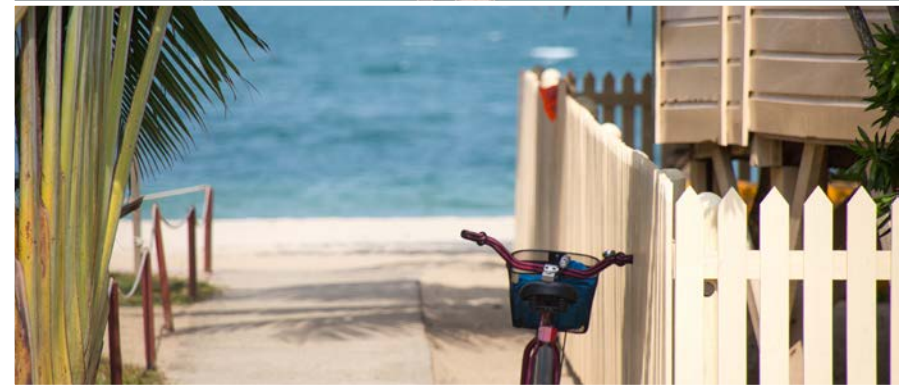
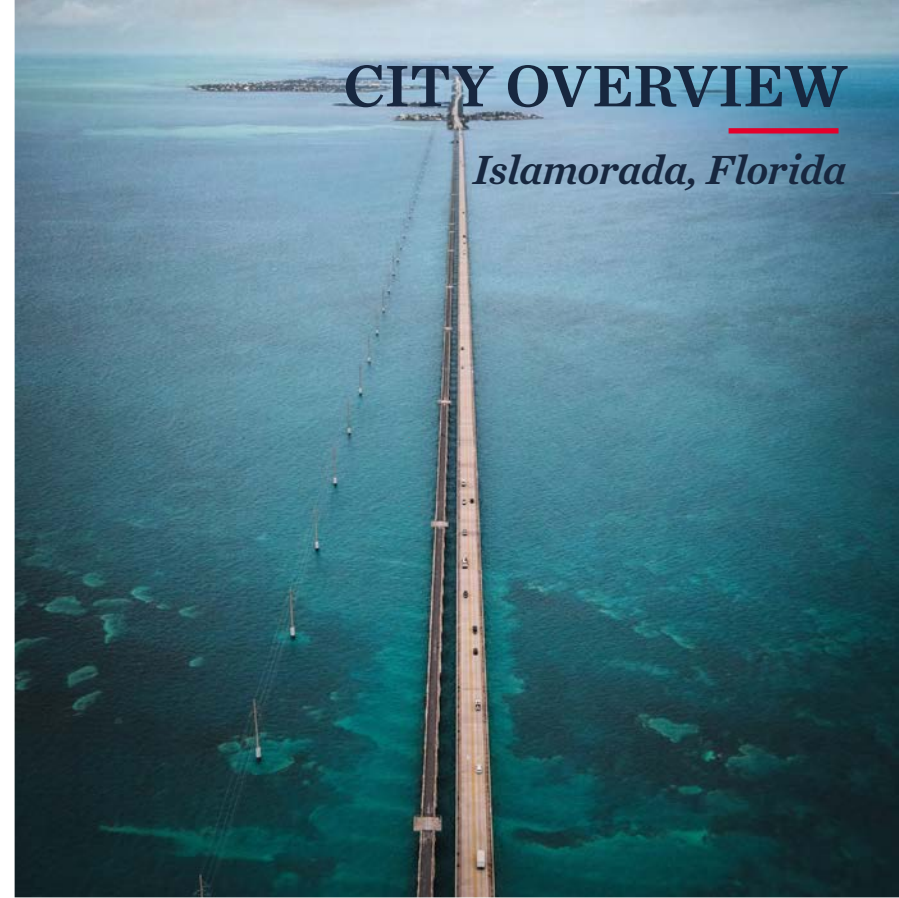
As part of **Monroe County**, Islamorada benefits from its location within the iconic Florida Keys, one of the most sought-after destinations in the United States. **Monroe County stretches from Key Largo to Key West and is renowned for its pristine waters, coral reefs, marine ecosystems, and strong tourism economy.** The county’s unique island geography, limited land availability, and strict growth management policies create significant barriers to entry for new development, supporting long-term property values and investment demand.

The region offers an exceptional quality of life centered around outdoor recreation, waterfront dining, luxury resorts, and a relaxed island atmosphere. Residents and visitors enjoy easy access to the Florida Keys National Marine Sanctuary, world-class fishing charters, diving destinations, state parks, and numerous marinas. Beyond recreation, Monroe County’s economy is supported by tourism, hospitality, marine services, and a growing luxury residential market, making it a **highly attractive destination for both businesses and investors.**

Strategically positioned approximately midway between Miami and Key West, Islamorada provides convenient access to South Florida’s major population centers while maintaining the exclusive character and natural beauty that define the Florida Keys. With strong visitor traffic, limited commercial inventory, and a globally recognized waterfront lifestyle, Islamorada and Monroe County continue to be among Florida’s most desirable locations for tourism, hospitality, retail, and waterfront investment opportunities.

CITY OVERVIEW

Islamorada, Florida



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