

EF

EDWARD FERNANDEZ

LUXURY REAL ESTATE
DOUGLAS ELLIMAN



INVESTMENT OPPORTUNITY | *MIAMI BEACH*



7310 HARDING AVENUE *MIAMI BEACH*

Introducing a premier hospitality investment opportunity in North Miami Beach.

Priced at \$340,000 per key, this 44-key boutique hotel presents a rare chance to acquire a high-demand asset in one of South Florida's most vibrant beachside markets.

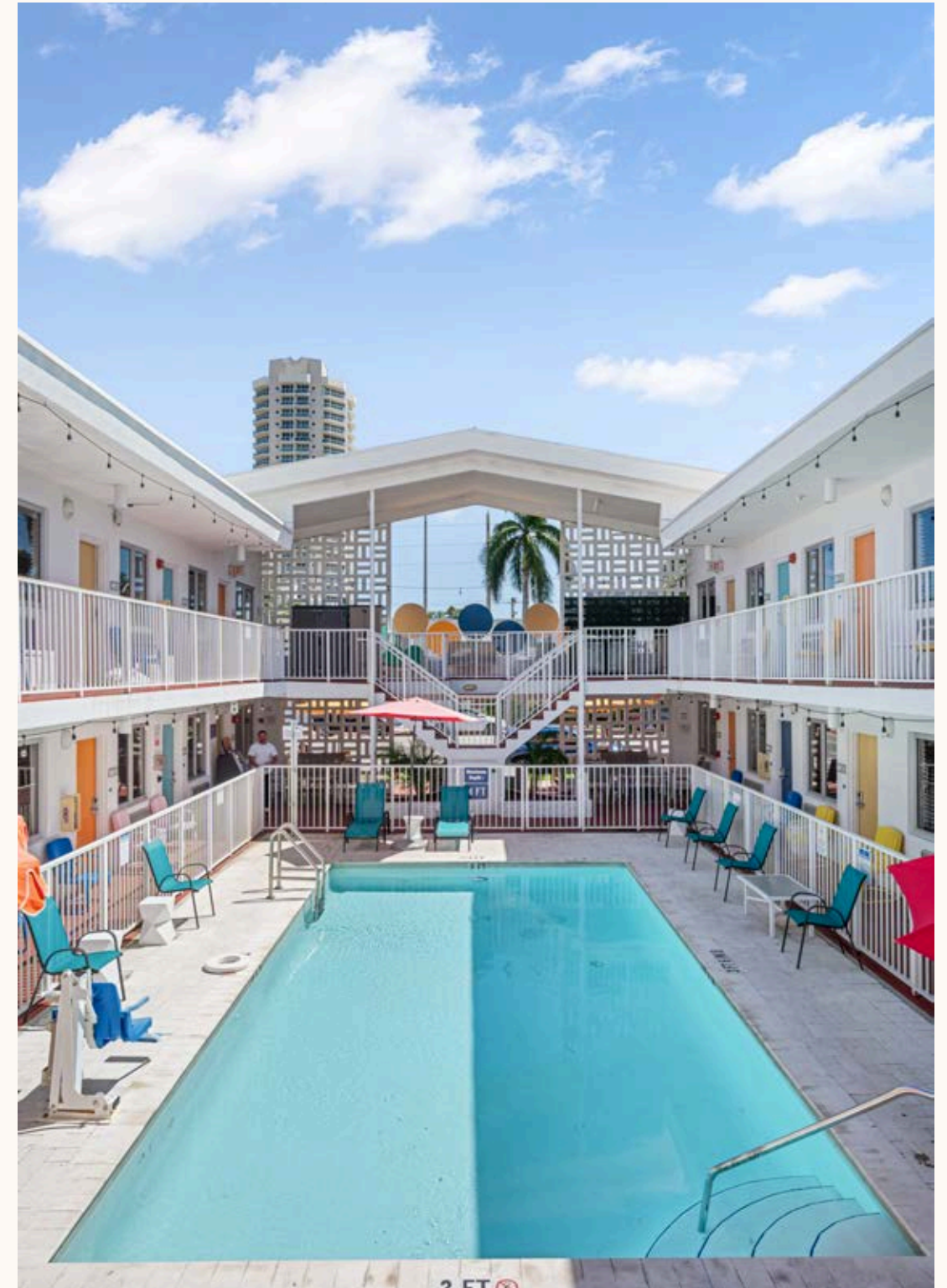
Built on a 15,000 SF lot, the property offers 17,711 SF of single-story construction, originally built in 1957. Its ideal location, just minutes from the beach and world-class dining, shopping and cultural attractions, drives consistent, year-round occupancy from both leisure and corporate travelers.

Strategically zoned for hotel use, the property is primed for a value-add repositioning. Whether through renovation or a full-scale rebranding, investors have the opportunity to elevate guest experience, increase operating efficiency and maximize returns.

With continued growth in Miami Beach's tourism sector and strong demand for unique, boutique accommodations, this asset offers not only stable income but also significant appreciation potential in a high-barrier-to-entry market.

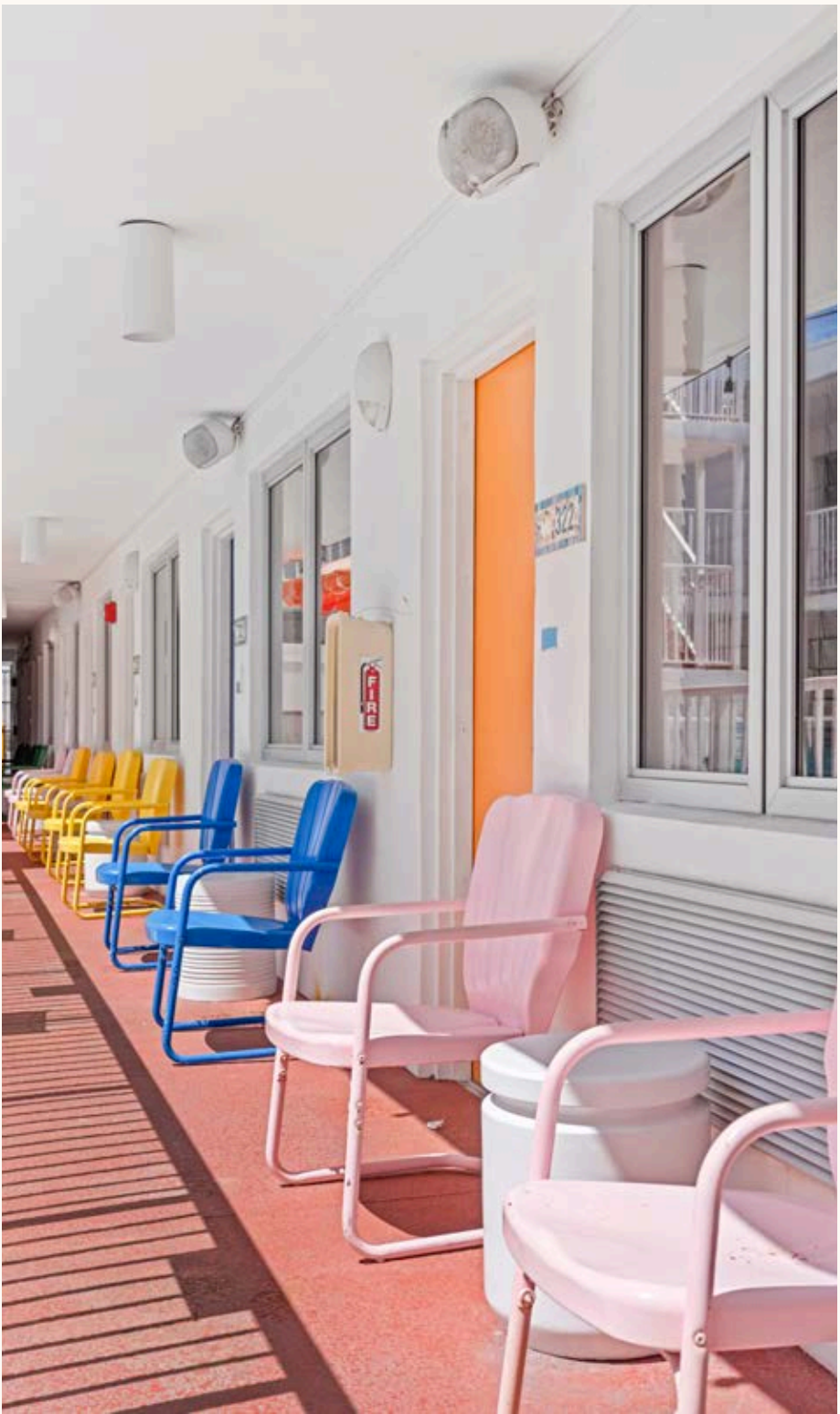
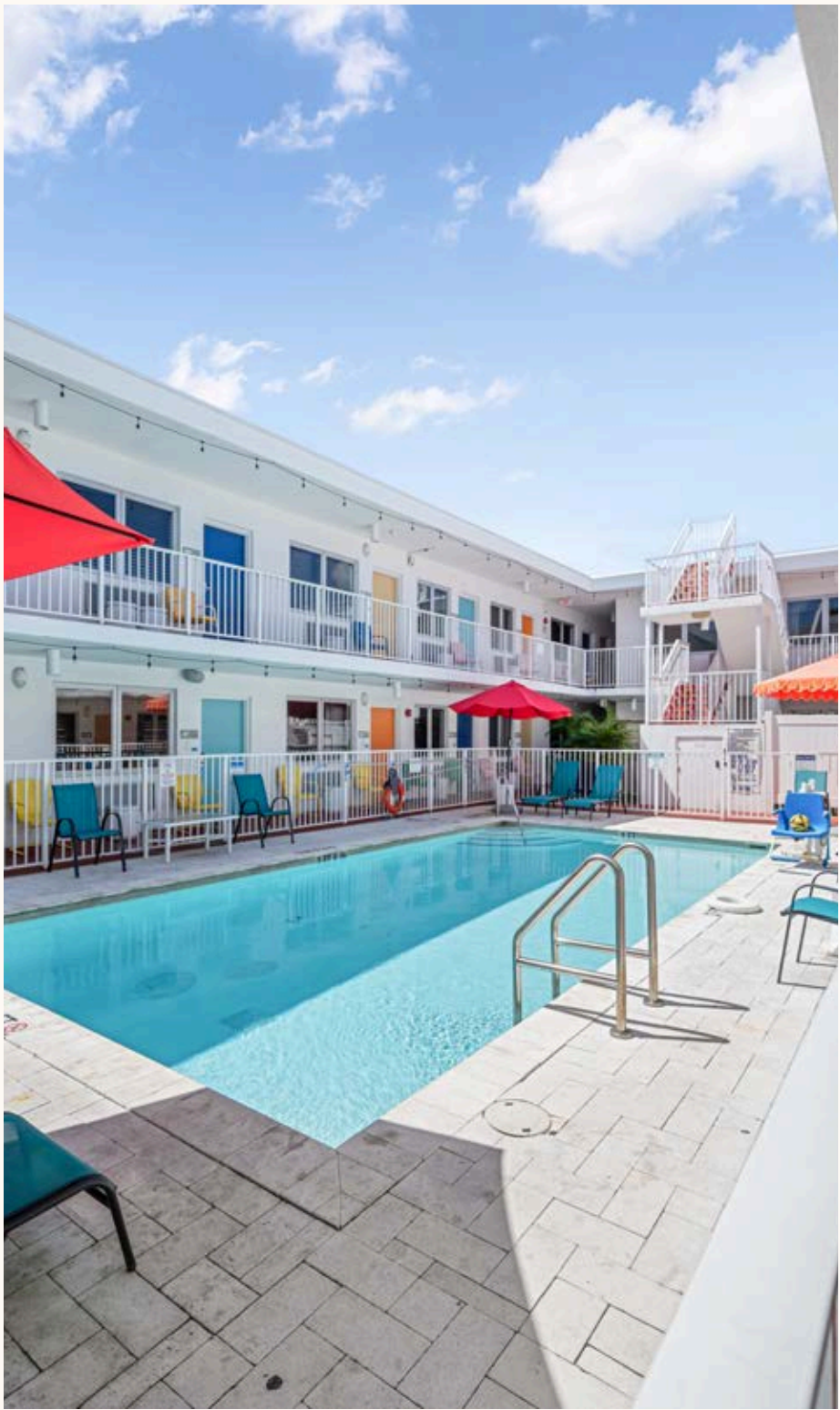
KEY INVESTMENT *HIGHLIGHTS*

- 17,711 SF one-story building on a 15,000 SF lot, offering efficient layout and operational flexibility
- 44 guest rooms located in a high-visibility, high-traffic location with strong income-generating potential
- Exceptional opportunity for long-term appreciation in one of Miami Beach's most dynamic hospitality markets
- Flexible layout suitable for short-term rentals or extended-stay models, catering to a broad traveler demographic
- Originally built in 1957 and zoned exclusively for hotel use, ensuring continued hospitality operation
- Significant upside through branding, repositioning or operational improvements to drive revenue growth
- Located in a globally renowned destination with strong year-round occupancy demand from leisure and business travelers



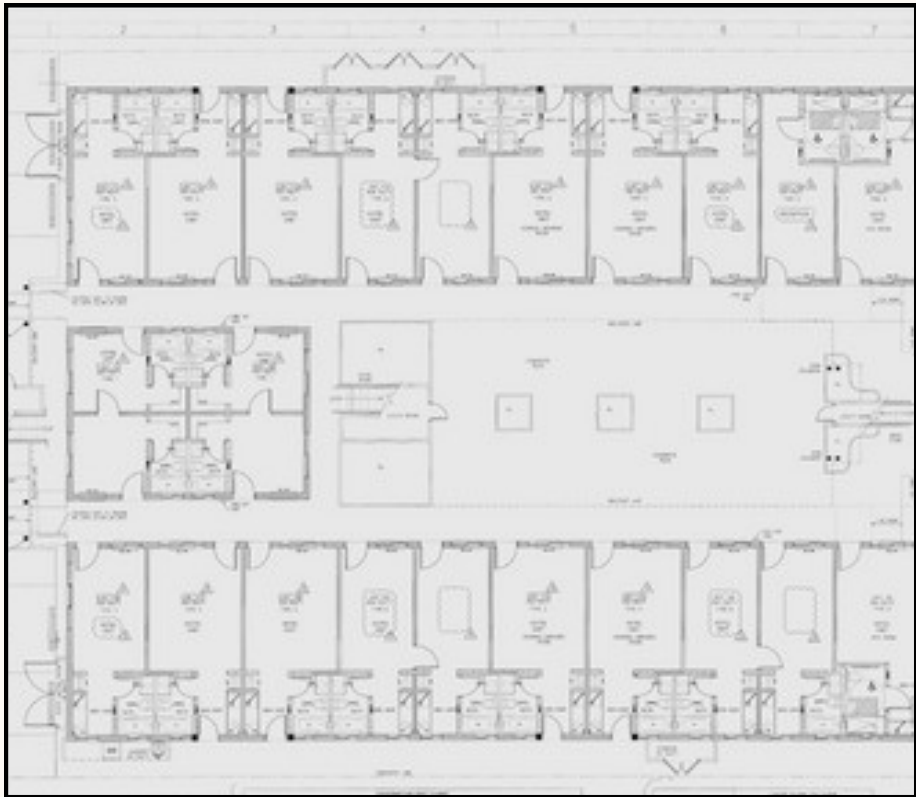
OFFERING *SUMMARY*

Building Size	17,711 SF
Lot Size	15,000 SF
Number Of Units	44
Price Per Key	\$340,000
Sale Price	\$14,960,000
Zoned Exclusively For Hotel Use	

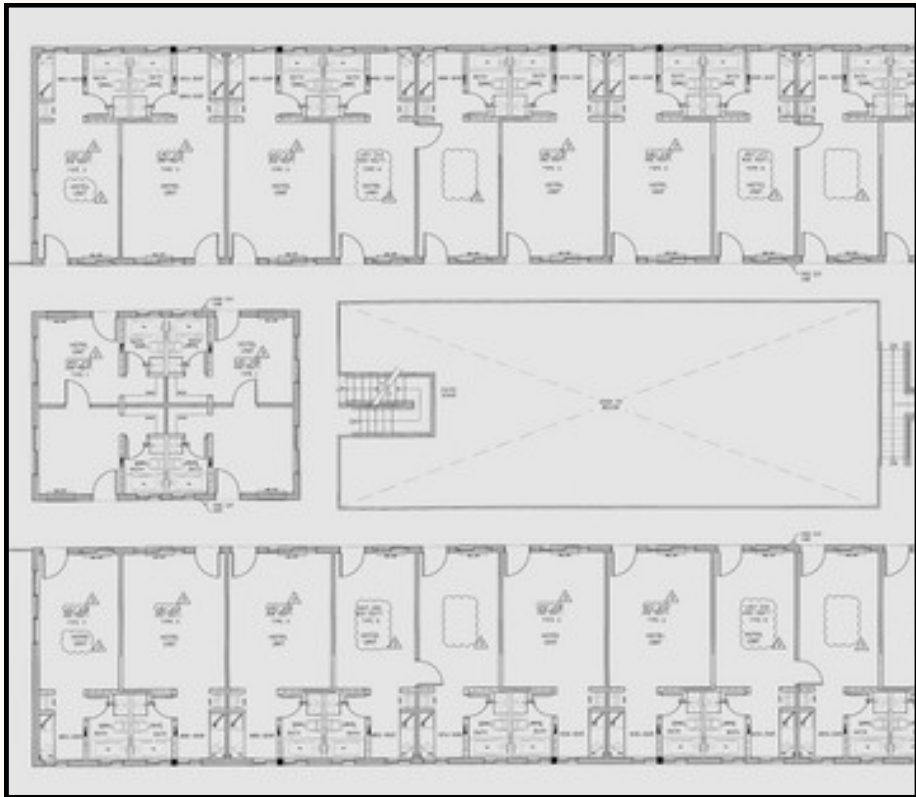




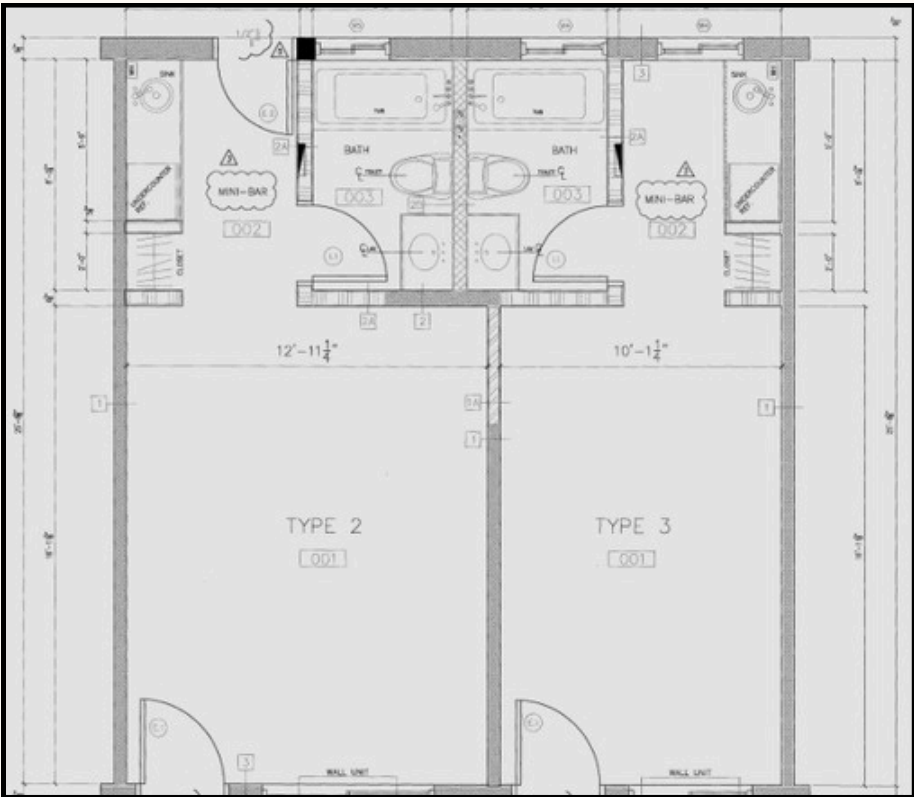
FLOOR PLANS



1st Floor



2nd Floor



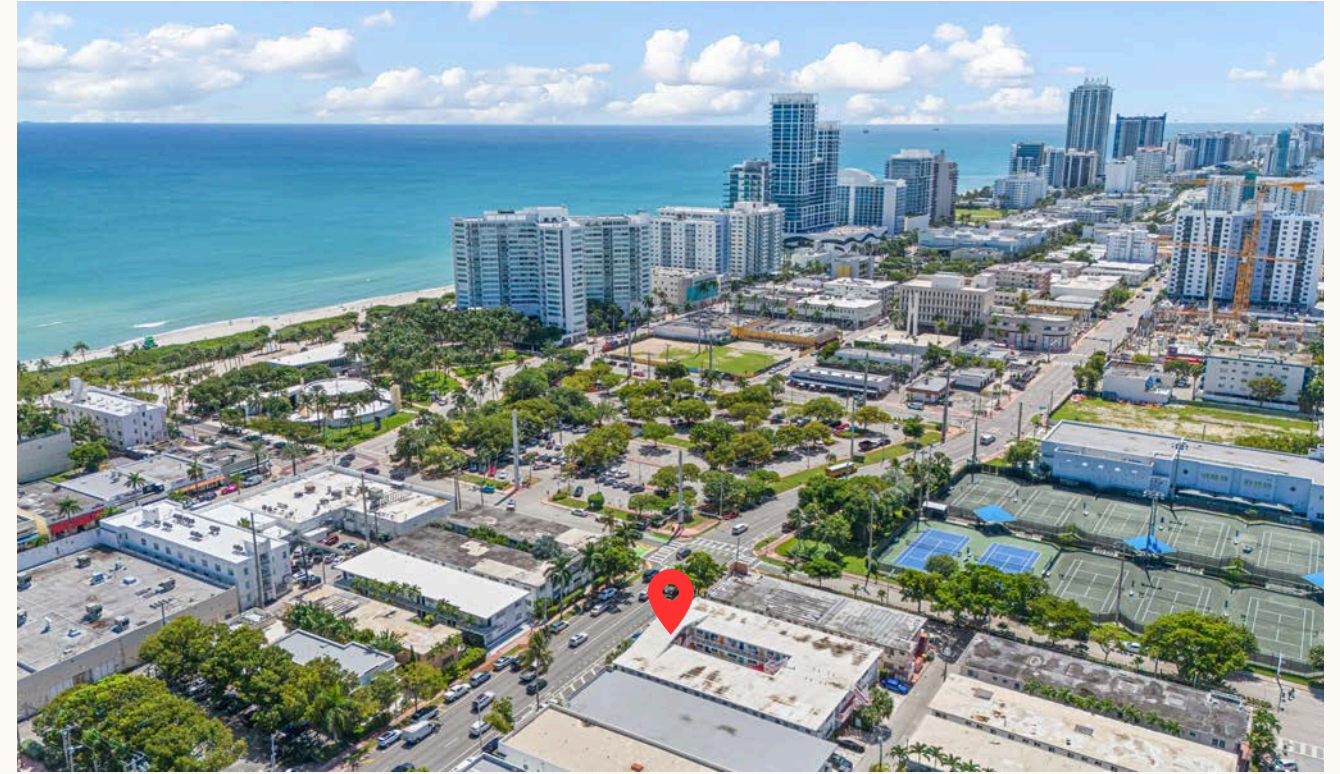
Guest Room Type 2 & 3

FINANCIAL *HIGHLIGHTS*

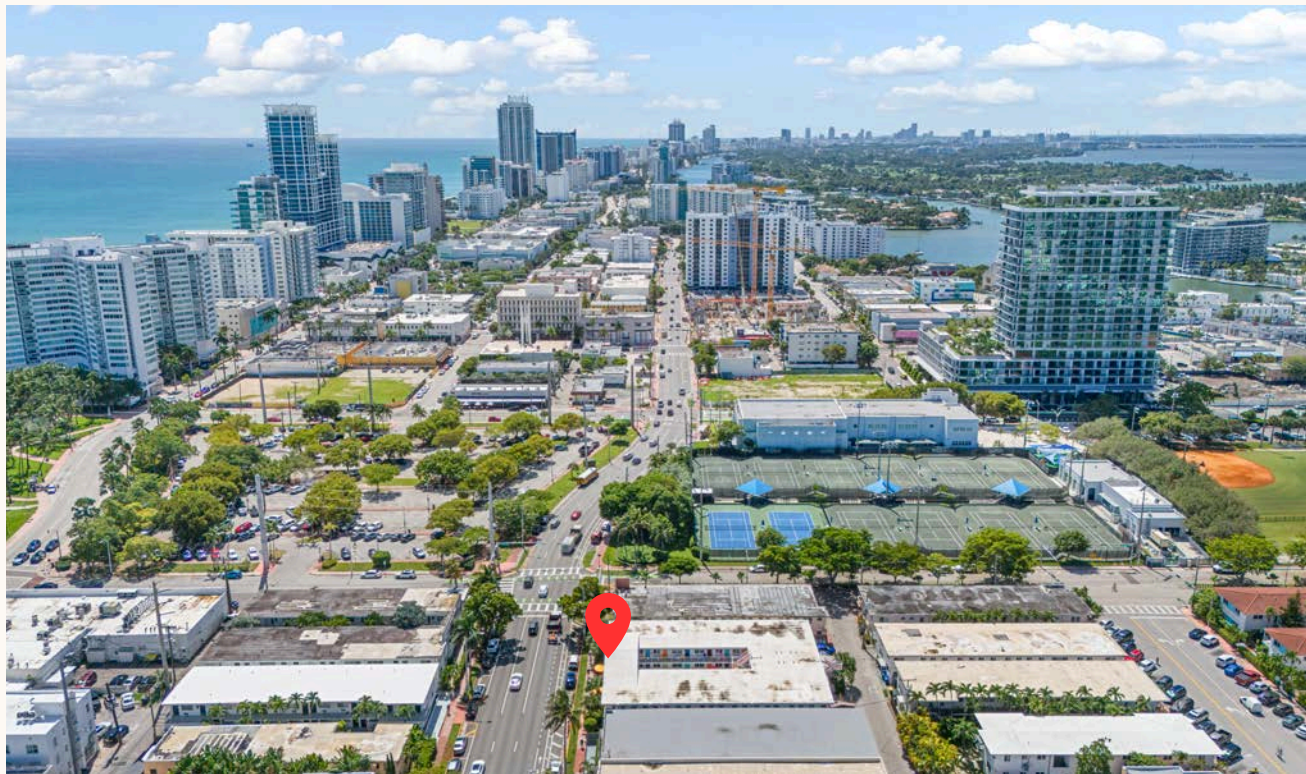
	FY2023	FY2024	FY2025
Room Revenue	1,396,532	1,432,826	1,432,778
Other Revenue	5,916	5,276	6,623
Total Department Revenue	1,402,448	1,438,101	1,439,401
Room Expense	697,526	521,661	518,855
Other Operated Departments Expense	-	-	407
<i>Total Department Expense</i>	<i>697,526</i>	<i>521,661</i>	<i>519,262</i>
Department Profit	704,922	916,440	920,139
Administrative & General	77,263	83,799	83,799
Sales	109,091	138,573	36,638
Repairs & Maintenance	35,780	23,599	23,599
Utilities	103,096	101,089	114,488
<i>Total Unallocated Operating Expense</i>	<i>325,230</i>	<i>347,060</i>	<i>258,524</i>
Gross Operating Profit (Loss)	379,692	569,380	661,615
Overhead Fees	58,463	57,524	44,449
Property Taxes	91,024	92,827	80,000
Insurance	98,603	78,960	78,960
<i>Total Other Expense</i>	<i>248,090</i>	<i>229,311</i>	<i>203,409</i>
EBITDA	131,603	340,069	458,206



East View



South East View



South View



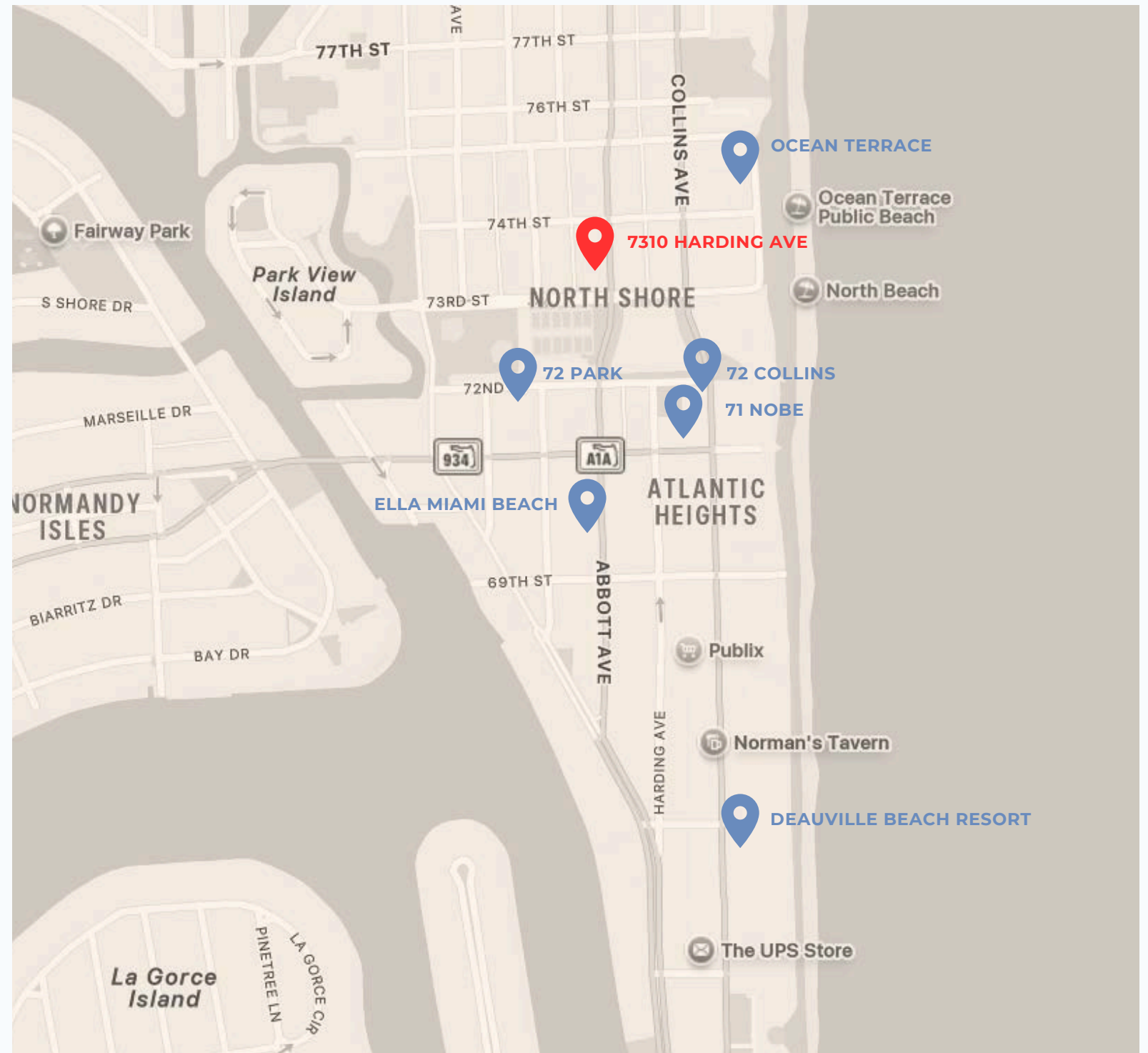
North View

LOCATION *OVERVIEW*

Situated in the heart of one of Miami's most dynamic neighborhoods, this property boasts prime visibility along high-traffic corridors including Collins Avenue, Harding Avenue, and 76th Street. Just minutes from the beach, vibrant restaurants, shopping and a growing residential community, the location offers unmatched positioning for hospitality investment.

North Beach is in the midst of a dramatic transformation, fueled by marquee projects such as the Ocean Terrace redevelopment, 72 Park condominium, and the planned condominium-hotel at the historic Deauville Beach Resort site.

This wave of investment is redefining the neighborhood with new luxury residences, hospitality projects and upgraded public infrastructure, solidifying North Beach as Miami's next great destination for living, leisure and long-term growth.



NEIGHBORHOOD & FUTURE *CATALYSTS*



OCEAN TERRACE

740 Ocean Terrace, Miami Beach

Under construction, expected completion in 2025

The Ocean Terrace mixed-use project will transform the beachfront between 74th and 75th Streets and Collins Avenue. It envisions a restored historic hotel component, a new luxury condo tower, boutique retail, public plaza and pedestrian-oriented green space. This development is set to revitalize the area, bringing modern living, shopping and outdoor spaces together in a vibrant new community.



72 PARK

580 72nd Street, Miami Beach

Completed

72 Park is already making its mark. The 22-story, 206-unit luxury condominium tower features high-end residences with top-tier amenities such as a 150-ft-resort-style pool, fitness center, co-working lounge and ground-floor restaurant by Michelin-starred Chef Carlo Mirarchi, contributing to the ongoing transformation of the area.



72 COLLINS

7140 Collins Avenue, Miami Beach

Under construction, expected completion in 2026

An 11-story, 231-unit condominium project by Northlink Capital offering studios through two-bedroom layouts, resort-style amenities (pool, rooftop deck, fitness & wellness facilities) and expansive ground-floor retail space. Positioned in the heart of North Beach's Town Center, it's set to energize Collins Avenue — drawing in new shops, restaurants and foot traffic.

NEIGHBORHOOD & FUTURE *CATALYSTS*



71 NOBE
300 71st Street, Miami Beach
Under construction, expected completion in 2026

Featuring a 6-story office building with ground-floor retail and restaurant spaces at the corner of 71st and Abbott, one block from the beach, offering excellent signage exposure and walkability. With its retail activation and proximity to new residential and mixed-use development in Town Center, 71 NOBE is positioned to drive increased foot traffic, business energy and neighborhood vibrancy.



ELLA MIAMI BEACH
6940 Abbot Avenue , Miami Beach
Under construction, expected completion in 2026

A 10-story boutique condominium bringing modern coastal living to North Beach, featuring 95 residences, resort-style amenities and timeless Art Deco-inspired design by Arquitectonica. With its curated retail and dining spaces activating Abbott Avenue, Ella is set to be a key catalyst in North Beach’s continued revitalization.



THE DEAUVILLE BEACH RESORT
6701 Collins Ave, Miami Beach
Under construction, expected completion in 2027

Slated for a major redevelopment, the iconic Deauville Beach Resort will feature a striking 380-foot condominium-hotel, ground-floor retail, cultural enhancements and expanded public spaces, bringing new energy and luxury to the heart of North Beach.



EDWARD FERNANDEZ

YOUR TRUSTED PARTNER IN MIAMI REAL ESTATE

Meet Edward Fernandez, a seasoned real estate professional with Douglas Elliman, the #1 brokerage in the Miami area and a leader in the global real estate market.

With deep roots as a Miami native, Edward brings three decades of unmatched local expertise and a reputation built on trust, results, and relationships.

Known for his work with buyers, sellers, and high-net-worth investors, Edward has become a go-to advisor in the fast-paced South Florida market.

His extensive network and commitment to excellence have led to countless successful transactions across Miami Beach and beyond.

Whether you're renting, buying, selling or investing, Edward offers a seamless and strategic approach that puts your goals first.

EDWARD FERNANDEZ

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