



THE DELMAR

FOR SALE

15-ROOM MOTEL

315 Arthur Street
Hollywood, FL 33019

 **APEX**
CAPITAL REALTY

EXECUTIVE SUMMARY

Welcome to The Delmar, a rare investment opportunity located in vibrant Hollywood, Florida. This charming 15-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, The Delmar sits on a 9,816 SF lot and boasts a building size of 7,383 SF. The property includes 15 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, The Delmar represents exceptional value and opportunity.



HIGHLIGHTS

- Private parking on property acting as additional revenue source
- Entry Level investment opportunity: smaller 15 -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)	1	1	0	1
1 Bedroom	14	14	14	14



315 ARTHUR STREET

ADR	103.38
OCCUPANCY	75.4%
GROSS INCOME	\$382,751.00
RESORT FEE	\$82,563.00
PARKING (est 50% Pay)	\$54,750.00
TOTAL	\$520,064.00

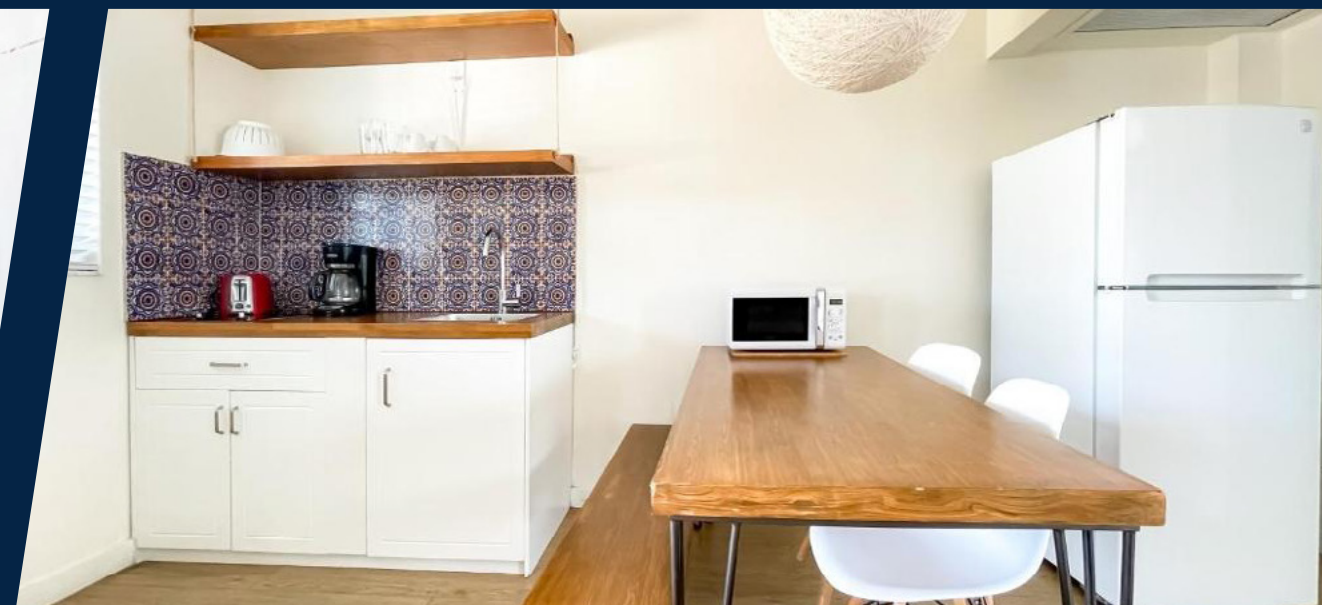
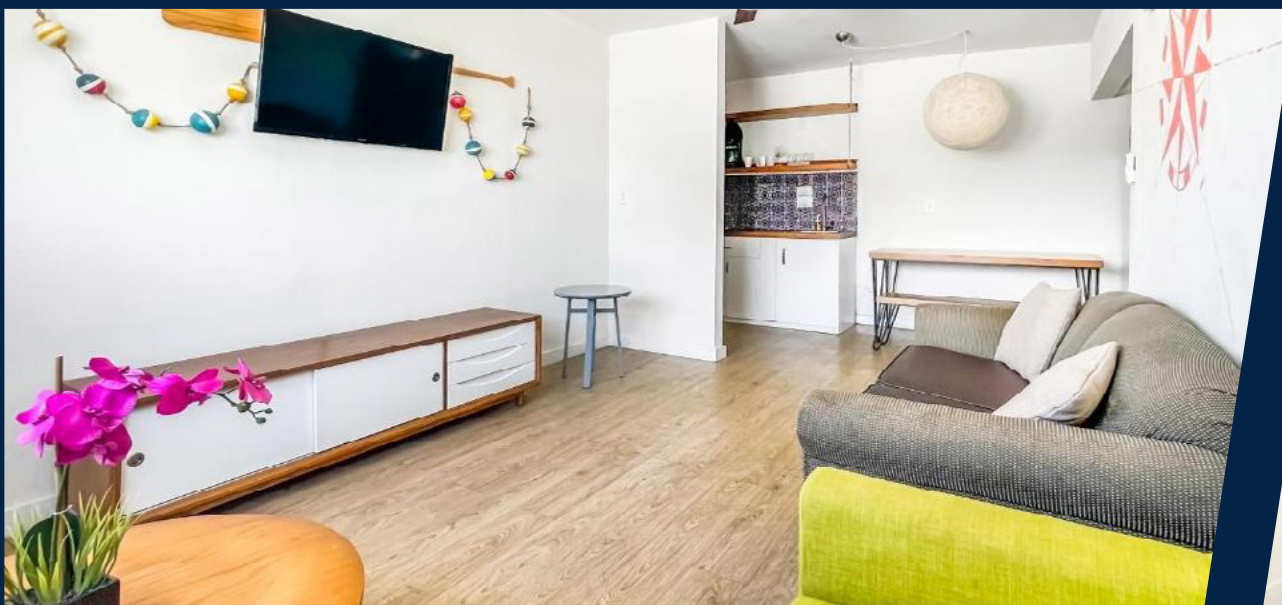
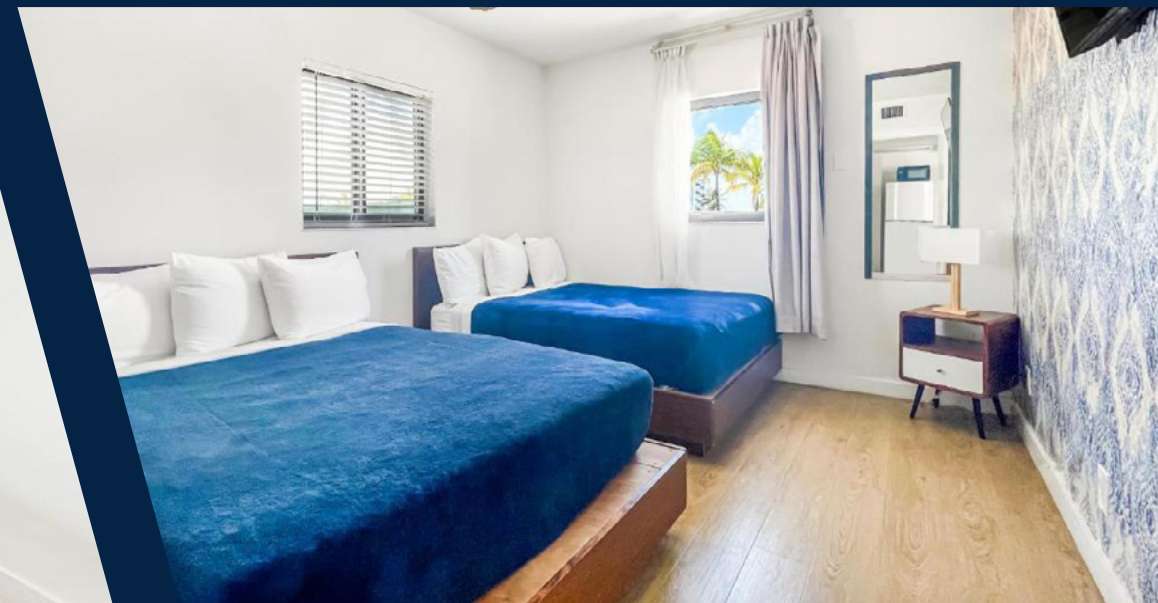
FIXED EXPENSES

INSURANCE	\$16,680.00
TAXES (PAID 1 MONTH BEHIND)	\$26,792.57
PROPERTY TAXES	\$81,933.98
ELECTRIC	\$19,728.00
WATER	\$19,750.00
TOTAL	\$164,884.55

NOI

\$355,179.45

INTERIOR PHOTOS



NORTH VIEW

FORT LAUDERDALE-HOLLYWOOD
INTERNATIONAL AIRPORT

4 miles away

FORT LAUDERDALE

6 miles away



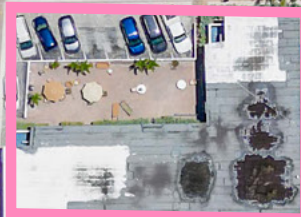
SOUTHEAST VIEW



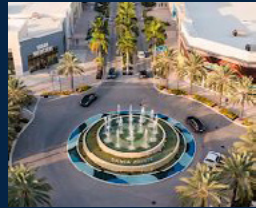
BIRD'S EYE VIEW

HOLLYWOOD BEACH

A1A A1A



LOCATION MAP



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



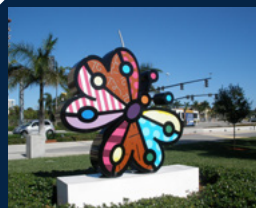
**FORT LAUDERDALE
INTERNATIONAL
AIRPORT**



**HARD ROCK HOTEL &
CASINO**



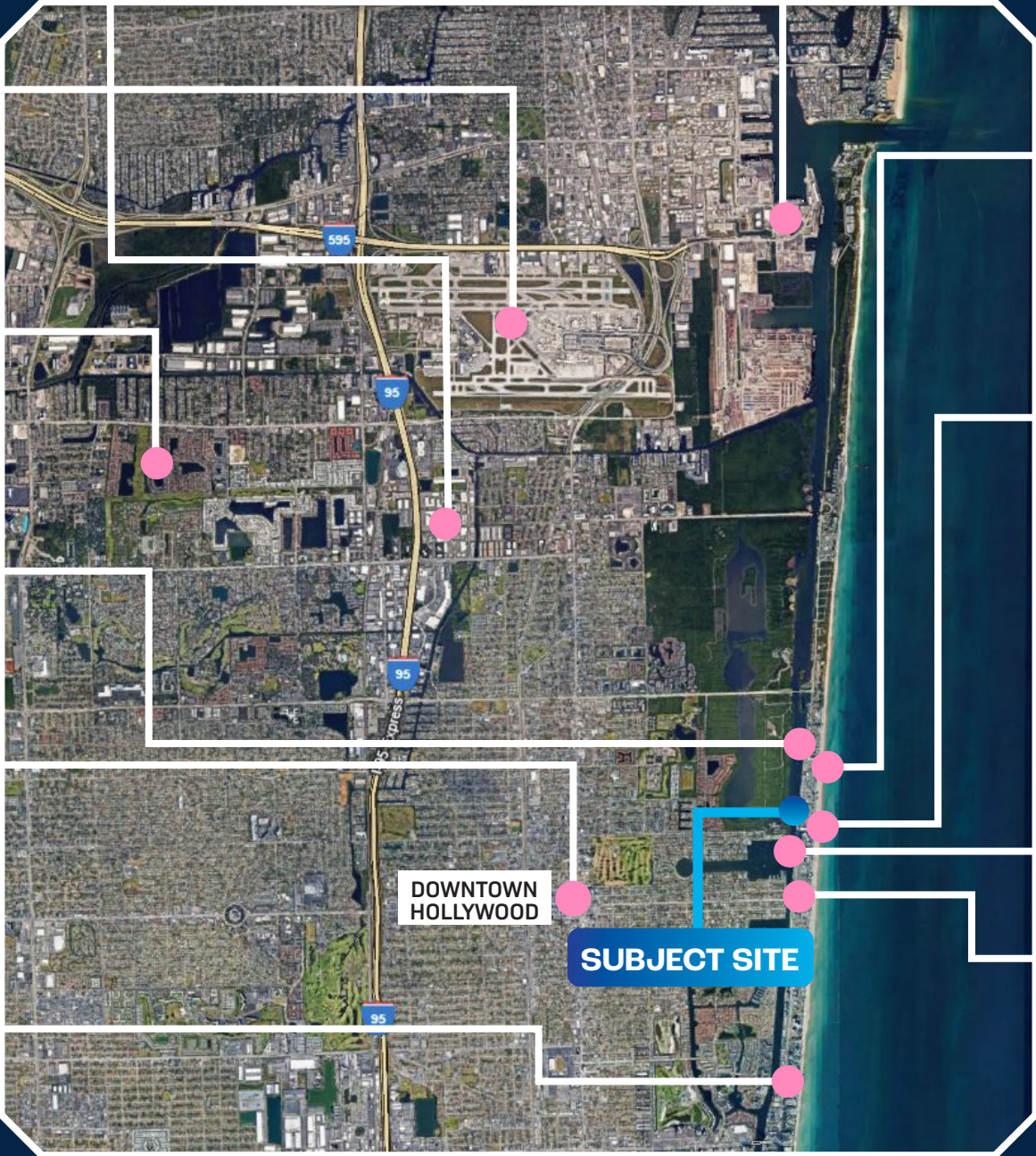
**OCEAN'S SOUND
HOTEL**



**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



**PUBLIC PARKING
GARAGE**



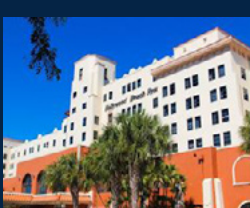
**PORT EVERGLADES
CARGO AND
CRUISESHIP
TERMINAL**



**HOLLYWOOD BEACH
THEATER AND PLAZA**
is located on the
Broadwalk at
Johnson Street



**MARGARITAVILLE
RESORT**
18-story, 349-room
resort located on the
Hollywood Beach
Broadwalk



**HISTORIC
HOLLYWOOD BEACH
RESORT**

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

JENNI FONTANA MSIRE

(954) 892-3331

JENNI@APEXCAPITALREALTY.COM

MARTIN BRAVO MSIRE

(305) 967-3615

MARTIN@APEXCAPITALREALTY.COM