

An aerial photograph of a two-story motel building with a white facade and blue trim. The building has a flat roof with some weathering. A central courtyard features palm trees, patio furniture, and a staircase. Several cars are parked in the lot in front of the building. The surrounding area includes other buildings and palm trees.

# 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.



## 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.

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



# UNIT MIX & FINANCIALS

Type	Bathrooms	Units	# Bedroom	# Kitchenettes
0 Bedroom (Studio)	4	4	0	4
1 Bedroom	11	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

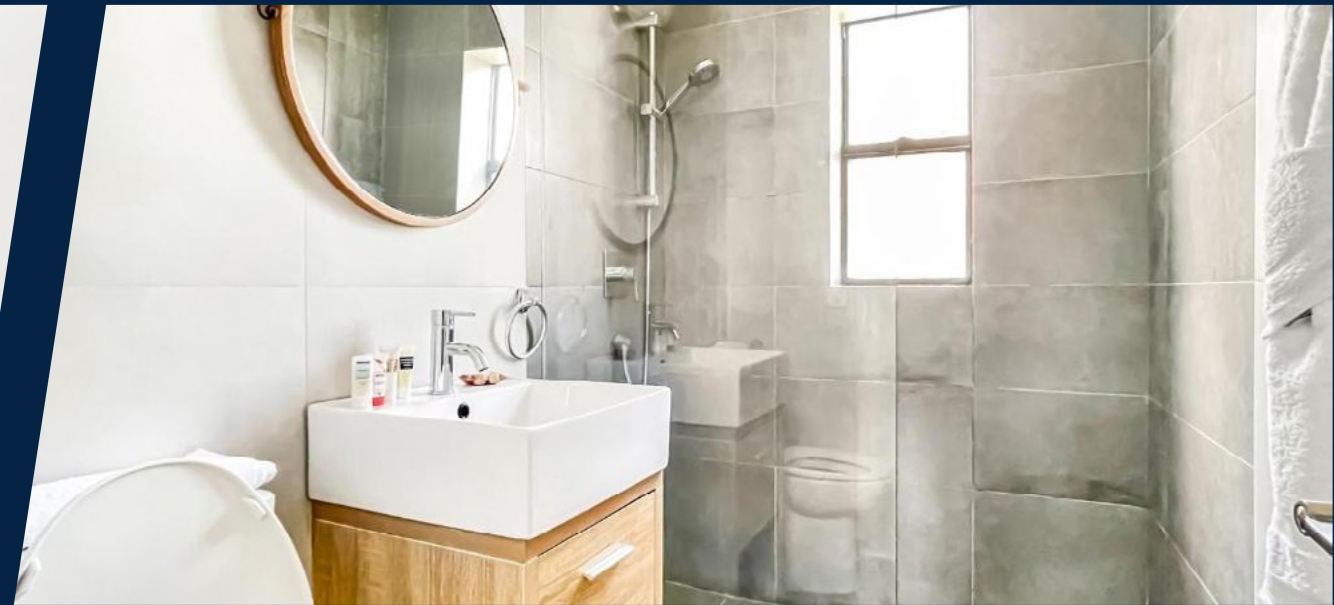
INSURANCE	\$16,880.00
TAXES (PAID 1 MONTH BEHIND)	\$26,733.56
PROPERTY TAXES	\$81,838.49
ELECTRIC	\$19,727.54
WATER	\$16,292.99
<b>TOTAL</b>	<b>\$161,472.58</b>

## NOI

**\$366,902.62**



# INTERIOR PHOTOS





# SOUTH VIEW

AVENTURA  
6 miles away



# NORTHEAST VIEW



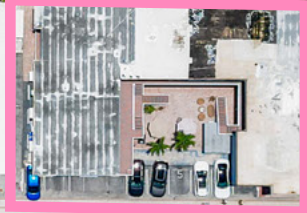


# BIRD'S EYE VIEW

HOLLYWOOD BEACH

A1A

A1A



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2025 APEX CAPITAL REALTY LLC.

JENNI FONTANA | JENNI@APEXCAPITALREALTY.COM | 954 892-3331  
MARTIN BRAVO | MARTIN@APEXCAPITALREALTY.COM | 305 967-3615



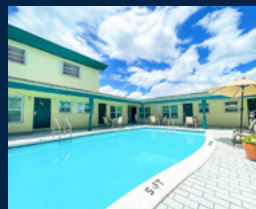
# LOCATION MAP



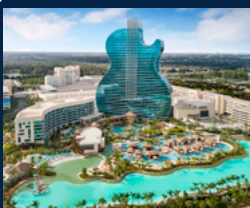
**DANIA POINTE**  
102-acre premier  
mixed-use  
development with  
over 740,000 SF



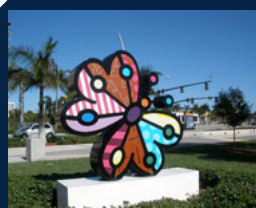
**FORT LAUDERDALE  
INTERNATIONAL  
AIRPORT**



**THE DELMAR  
HOTEL**



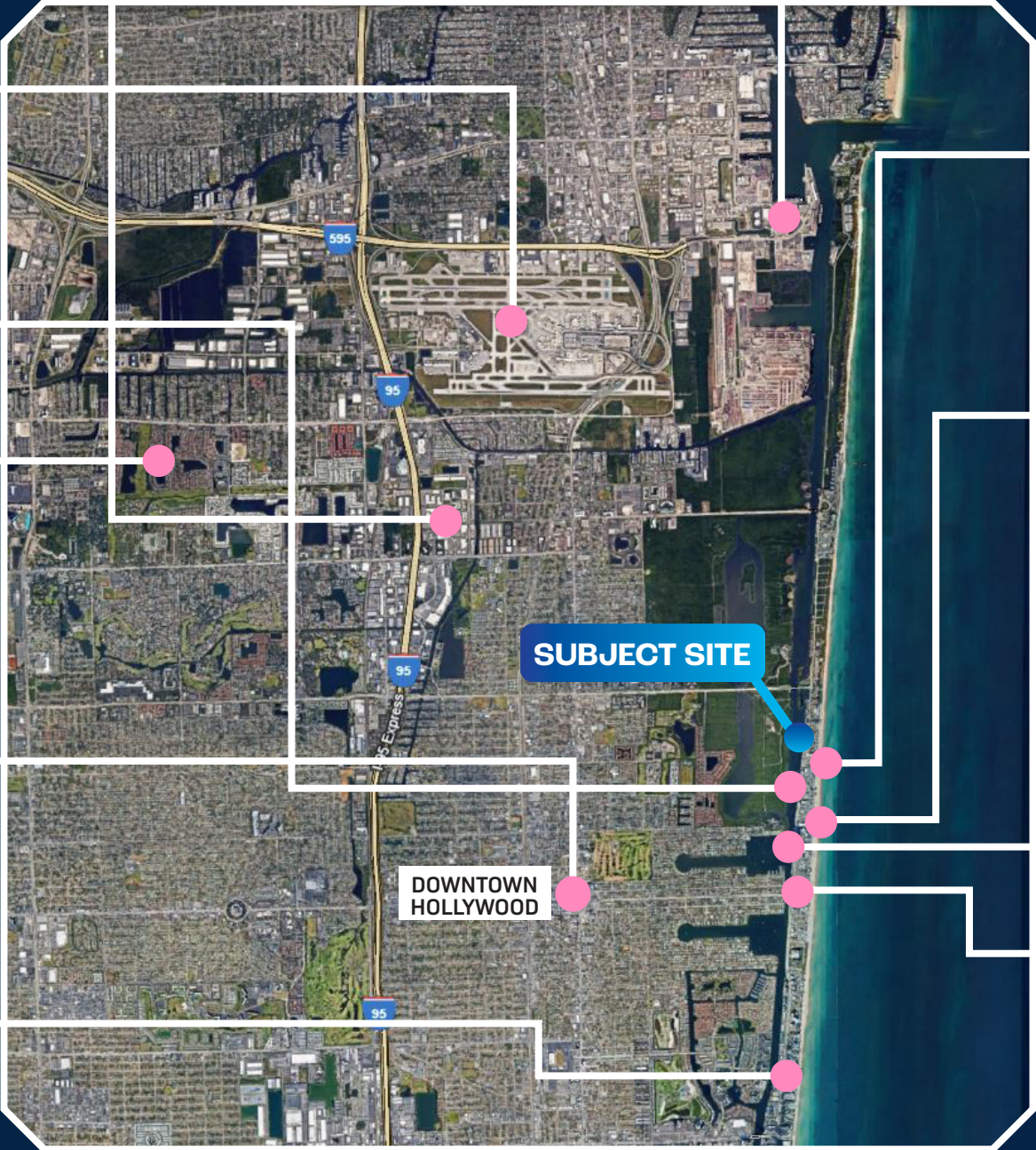
**HARD ROCK HOTEL &  
CASINO**



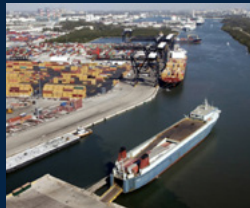
**YOUNG CIRCLE - ARTS  
PARK**  
City park hosting a  
variety of arts events,  
with an outdoor  
amphitheater



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



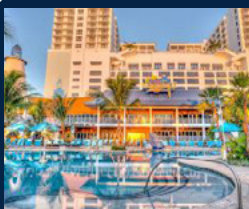
**PUBLIC PARKING  
GARAGE**



**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

**H**ollywood 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)

**MARTIN BRAVO MSIRE**

(305) 967-3615

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