

509 N Federal Highway, Hollywood, FL 33020



Executive Summary

ARE Solutions and Bridge Property Advisors have been retained to market for sale 509 N Federal Highway and 1711 Fillmore St in Hollywood, Florida. The two properties currently consist of an operating hotel and two fully-occupied, multi-family rental properties. The properties can be purchased individually or combined. The combined lots make up the entire block located on the east side of N Federal Highway between Fillmore Street and the access road, having a total footprint of approximately 62,669 square feet and offer approximately 188,007 buildable square feet for potential re-development.

509 N Federal Highway is an operational 60-key hotel with a large pool, common space and on-site parking. There is ample space to build a restaurant and bar on-site and owner has a full liquor license they will consider renting or selling. The property was built in 1962 and renovated in recent years. There is a current short-term franchise agreement in place with Choice Hotels, providing guests quality service and amenities during their stay. The hotel is situated on a 47,025 square foot lot and consists of five buildings. One of the buildings caters to extended-stay guests with rooms specially designed to accommodate longer-term stays. This unique feature adds versatility and appeals to a wide range of guests. The property is zoned FH-2 with a floor area ratio ("FAR") of 3, offering the potential for future expansion and redevelopment. The maximum buildable square footage on this site is approximately 141,075.

1711 Fillmore Street is comprised of two multi-family buildings - a 4,439 square foot, 2-story building and a 3,368 single story building - with a total of 9 units. Situated on a 15,500 square foot lot, this property is also zoned FH-2 with a FAR of 3 offering approximately 46,932 buildable square feet for a future mixed-use or commercial development. The property's current configuration and occupancy make it an attractive investment opportunity for those seeking an income-generating multi-family property.

This offering presents a prime opportunity for a developer to re-develop the entire site and build a large-scale mixed-use, commercial or hotel building next to Downtown Hollywood that is across the street from the Hollywood Beach Golf Club and minutes away from the Fort Lauderdale-Hollywood International Airport.

Asking Price: \$12,000,000

For more information, please contact:

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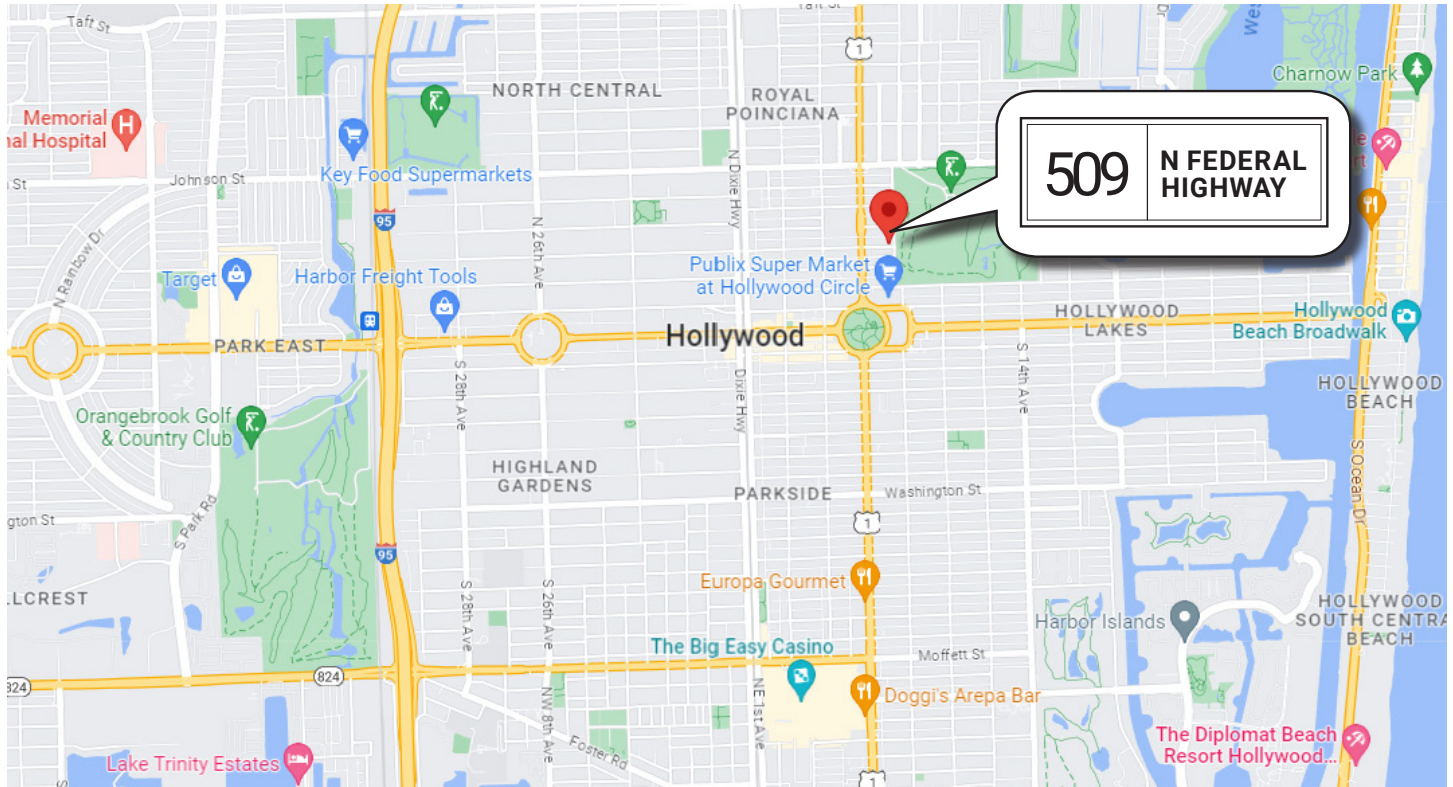
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Hollywood, Florida | For Sale
Existing 60 Key Hotel & 9 Unit Multi-Family
Re-Development Opportunity | 188,007 Buildable SF

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Property Facts	Hotel	Multi-Family	Combined Lots
Address:	509 N Federal Hwy	1711 Fillmore Street	
Parcel ID:	514215020550	514215020620	
Building Sizes Sq. Ft.:	20,380	7,807	28,187
Building Class:	Hotels Motels	Multi-Family	
Lot Size Sq. Ft.:	47,025	15,644	62,669
Lot Dimension:	140' x 336'	140' x 112'	140' x 448'
Zoning:	FH-2	FH-2	FH-2
FAR:	3	3	3
Maximum Height - Stories:	14	14	14
Total Buildable Sq. Ft.:	141,075	46,932	188,007

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Recent Multi-Family Developments in Area



Address	1818 Hollywood Blvd
Developer	GCFRC
Year Built	2022
Units	273
Average Unit Size	868 sqft
Average Rent	\$2,828



Address	1776 Polk St
Developer	GCFRC
Year Built	2018
Units	386
Average Unit Size	1046 sqft
Average Rent	\$3,044



Address	2165 Van Buren St
Developer	Brown Harris Stevens
Year Built	2020
Units	247
Average Unit Size	1054 sqft
Average Rent	\$2,702



Address	901 S Federal Hwy
Developer	Housing Trust Group
Year Built	2020
Units	96
Average Unit Size	896 sqft
Average Rent	\$2,688

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Zoning

FH-2 Federal Highway Medium-High Intensity Mixed-Use District

Maximum FAR:	3.0
Maximum Height:	140 Feet
Maximum Stories:	14

Permitted Uses

- Multi-Family Residential, except on the ground floor
- Single Family Residential, except on the ground floor
- Bed and Breakfast Inn
- Hotel
- Motel
- Offices
- Amusement uses (indoor/outdoor)
- Antique, Consignment, Collectible, and Vintage Store
- Assembly of pre-manufactured parts for sale on the premises
- Automotive Rental
- Museum, Art Gallery, and Similar Cultural Uses
- Places of worship
- Adult Educational Facilities
- Artisan and Maker
- Restaurant
- Retail sales (indoor)
- Service Stations
- Institutional
- Wholesaling and Warehousing
- Schools
- Bar, Lounge, or Night Club
- Car wash
- Coin Laundry
- Commercial Uses
- Dry Cleaner
- Food Processing
- Funeral Homes
- Parking Lots and Garages (Commercial)
- Personal Services
- Manufacturing and Space
- Microbrewery, Microdistillery, and Microwinery

Special Requirements

- For lots which abut Federal Highway, the tower orientation shall be towards Federal Highway.
- Where possible, vehicular access shall be located along the east-west streets.
- Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.



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The Hard Rock Hotel



Hollywood Beach Theatre



Hollywood Beach Golf Club



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