



OFFERING MEMORANDUM

FULLY PERMITTED INVESTMENT OPPORTUNITY

OFFERING PRICE

\$1,850,000



EVGENY OBRAZTSOV

(954) 328 0761 | EVGENY@CHBFL.COM

RE/MAX 5 STAR REALTY | REALTOR #329209

1901 HARRISON STREET, HOLLYWOOD, FL 33020



OFFERING MEMORANDUM

FULLY PERMITTED INVESTMENT OPPORTUNITY

DETAILS

List Price:	\$1,850,000
Price per SF:	\$946.30
Opportunity Type:	Restaurant / Hospitality
Property Type:	Commercial Sale
Structure:	Asset Purchase
Square Footage:	1,955 SF
Location:	Hallandale Beach, Florida
Year Built:	2023 (New Construction)
Condition:	Brand New Shell
Development Status:	Fully Approved
Zoning:	Mixed-Use (Restaurant Permitted)
Parking Spaces:	100

BUSINESS OVERVIEW

This offering presents a 1,955 SF ground-floor retail shell within the **Oasis Hallandale** mixed-use development.

Delivered as a shovel-ready restaurant/lounge concept, allowing a new owner to bypass 12-24 months of planning and approvals and proceed directly to build-out. The offering includes complete architectural plans along with high-end, custom FF&E imported from Europe.

Positioned within a high-traffic, luxury mixed-use environment with strong residential density and 24/7 security, the property benefits from a built-in customer base and compelling long-term upside.

Seller financing available.

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INVESTMENT HIGHLIGHTS | OASIS HALLANDALE, FLORIDA

OPPORTUNITY

- ✦ **Shovel-Ready Opportunity**
- ✦ Save 12-24 months of development time
- ✦ Prime ground-floor retail location
- ✦ High-end FF&E included
- ✦ Seller financing available

OVERVIEW

- ✦ Fully permitted restaurant/lounge concept
- ✦ **Architectural plans & project included**
- ✦ City & state approvals secured
- ✦ White-box shell ready for build-out
- ✦ Grease trap infrastructure installed

THE ASSET

- ✦ **1,955 SF retail space**
- ✦ Located within Oasis Hallandale
- ✦ High-visibility, high-traffic location
- ✦ 500+ residential units on-site
- ✦ 59,000 SF retail & dining

This offering is ideally suited for hospitality operators and investors seeking a presence in a high-growth, mixed-use environment.

The seller is motivated and will consider qualified offers, presenting an opportunity to acquire below replacement cost.

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LOCATION | OASIS HALLANDALE, FLORIDA



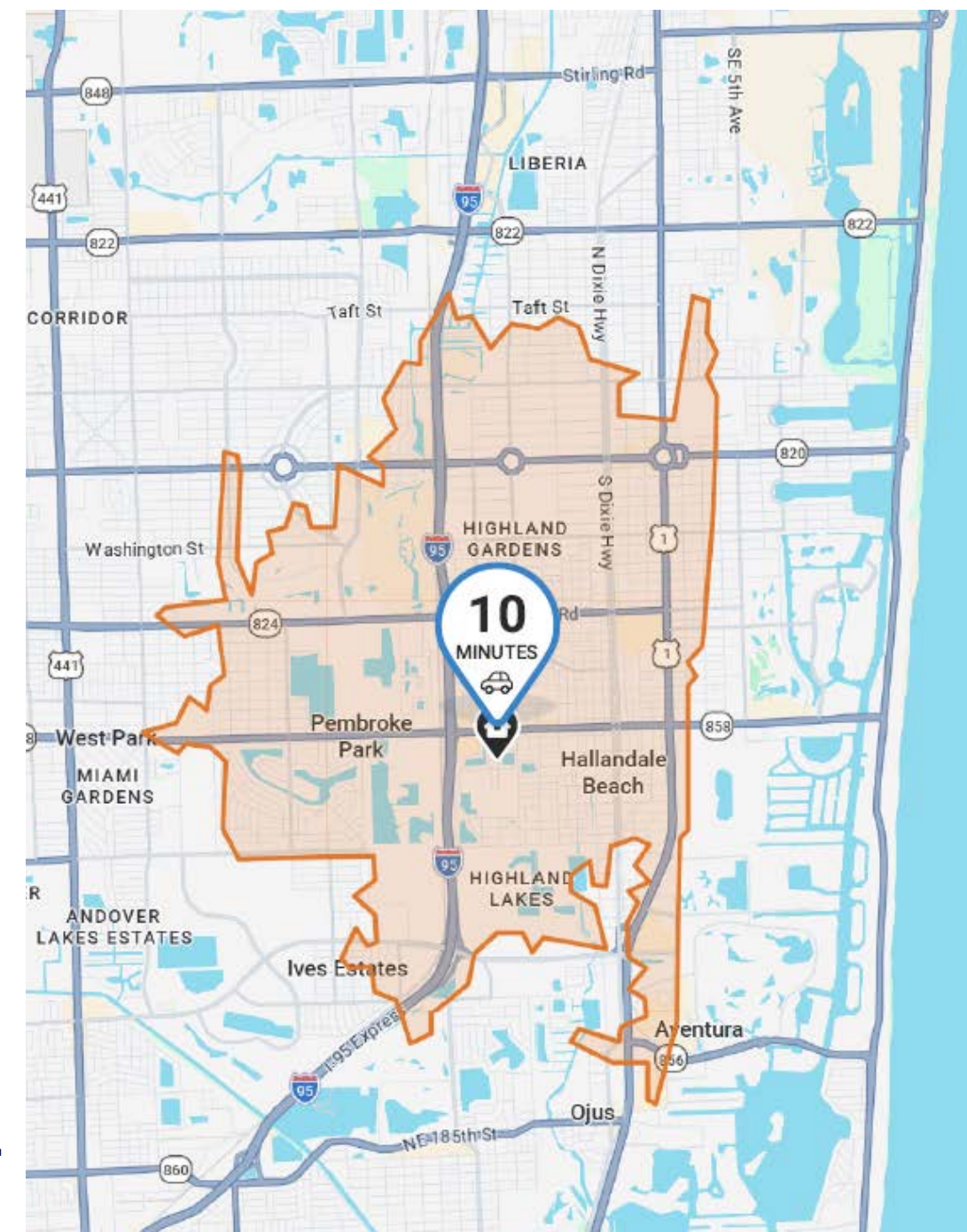
Located within Oasis Hallandale, a premier mixed-use development with over 500 residential units and approximately 59,000 SF of retail, providing a built-in customer base in a fast-growing Hallandale Beach market.

Prime retail space on Hallandale Beach Blvd with high visibility and strong traffic flow, surrounded by a dense residential population and established dining destinations, including DaVinci and Signor Sassi, with convenient access to the beach and major highways.

Hallandale Beach is a high-demand South Florida submarket driven by residential growth and consumer activity, supported by local residents, seasonal visitors, and nearby businesses.

Strong year-round demand with consistent lunch and dinner traffic, repeat customers, and active evening and weekend activity.

Limited availability of fully approved hospitality spaces in the area.



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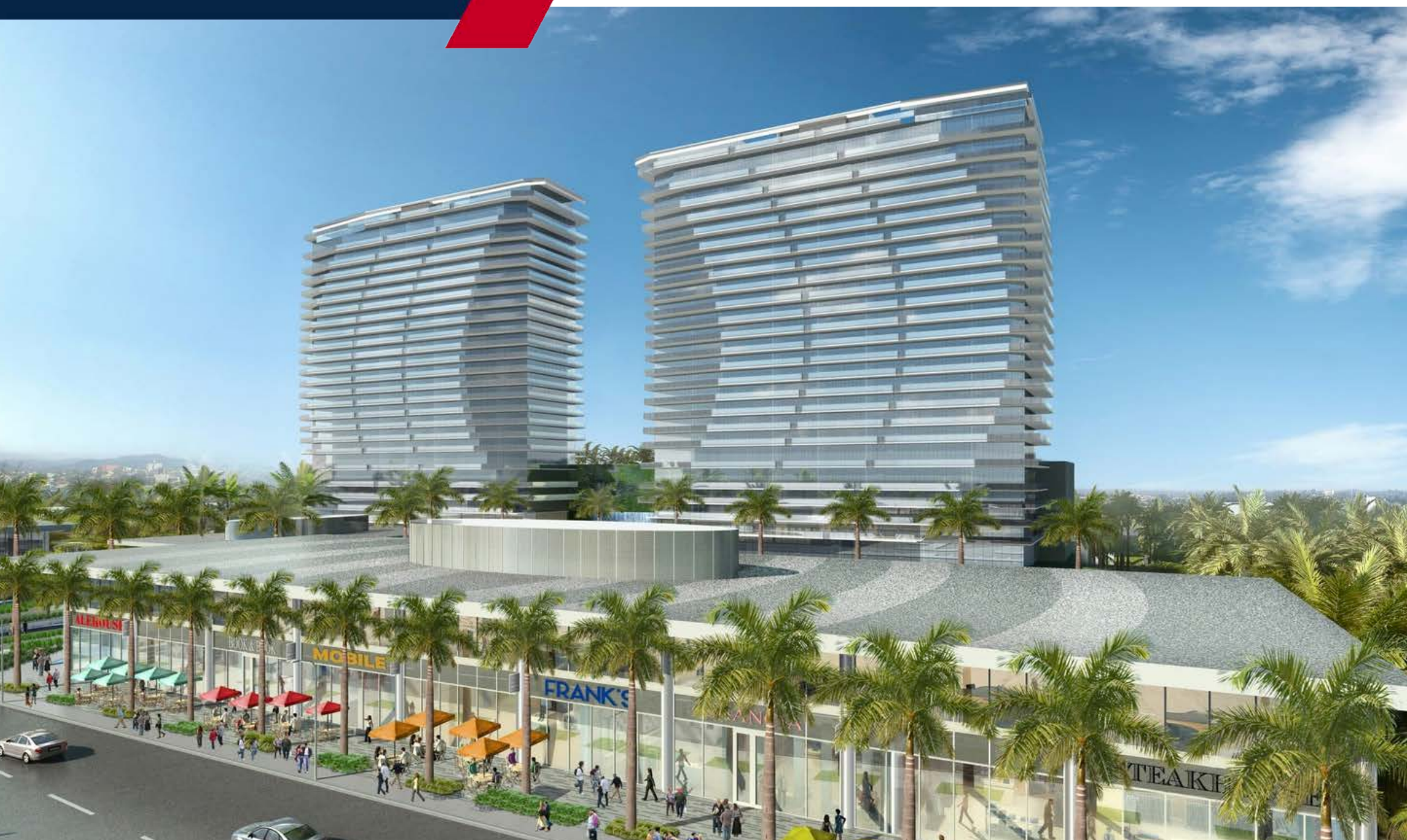
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FINANCIAL SUMMARY | OASIS HALLANDALE, FLORIDA



DETAILS

List Price: **\$1,850,000**

Price per SF: \$946.30

FF&E: \$150,000 (Included in price)

Real estate taxes: approx. \$28,355/annually

HOA: approx. \$2,000/month

Seller financing available for qualified buyers

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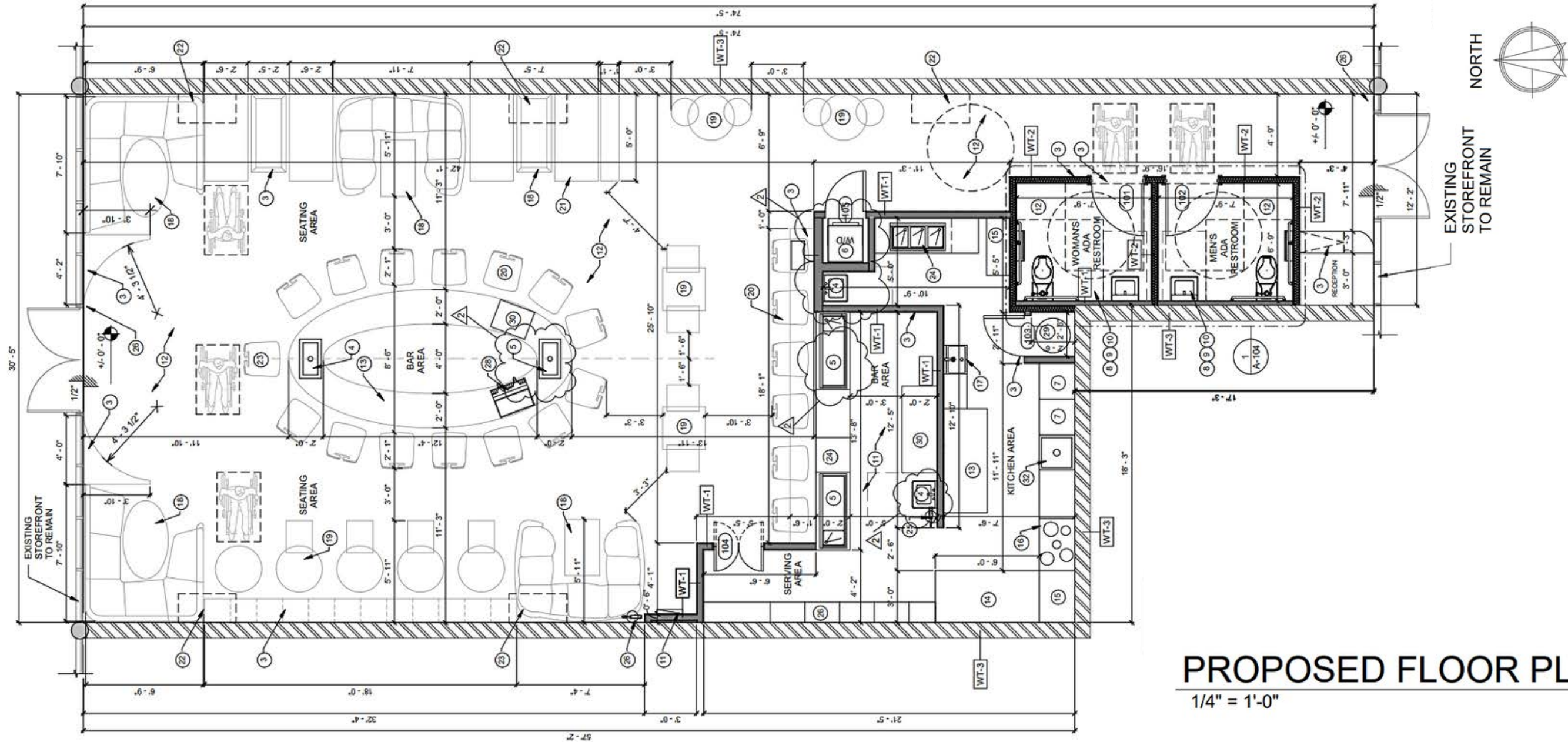
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PROJECT | OASIS HALLANDALE, FLORIDA



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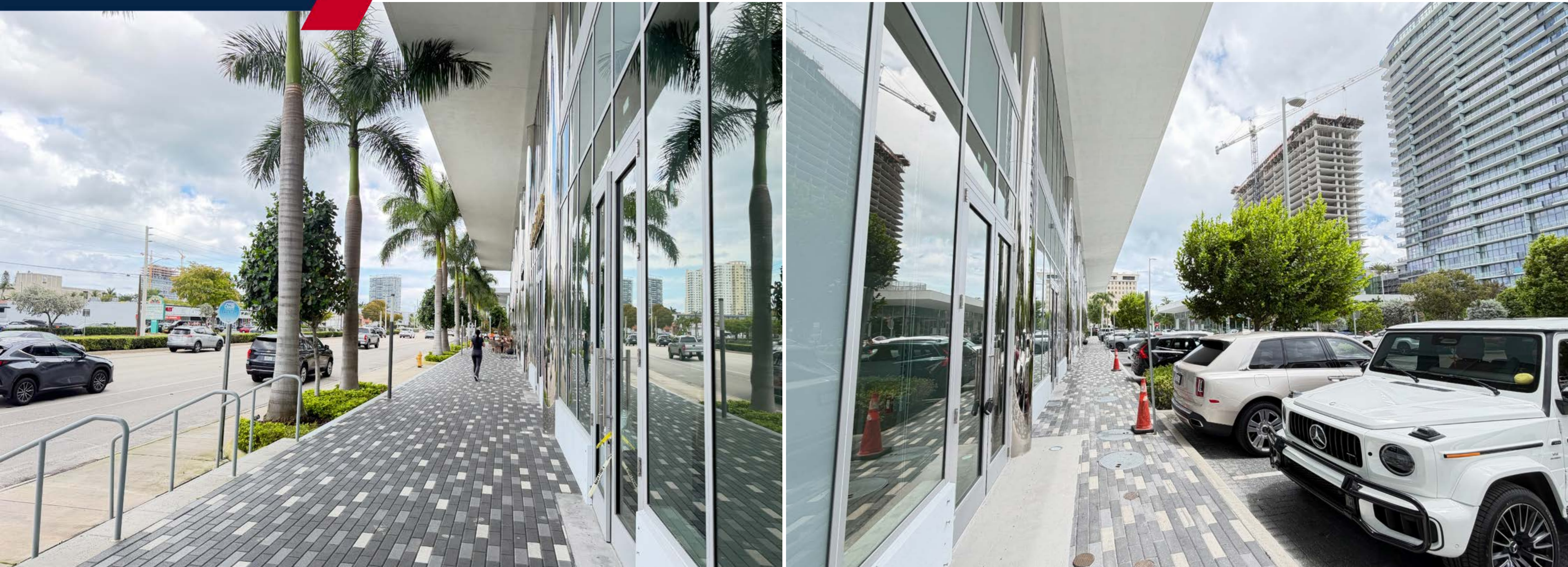
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PROPERTY OVERVIEW | OASIS HALLANDALE, FLORIDA



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THANK YOU!
WE APPRECIATE YOUR TIME AND INTEREST

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
THE LISTING AGENT

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RE/MAX 5 Star Realty | Realtor #329209



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