



# South Beach Boutique Hotel

Fully licensed and operating Bed & Breakfast with 8 stylish rooms

Extraordinary location within walking distance to the beach, shopping, and parks

 **Douglas Elliman**  
Commercial

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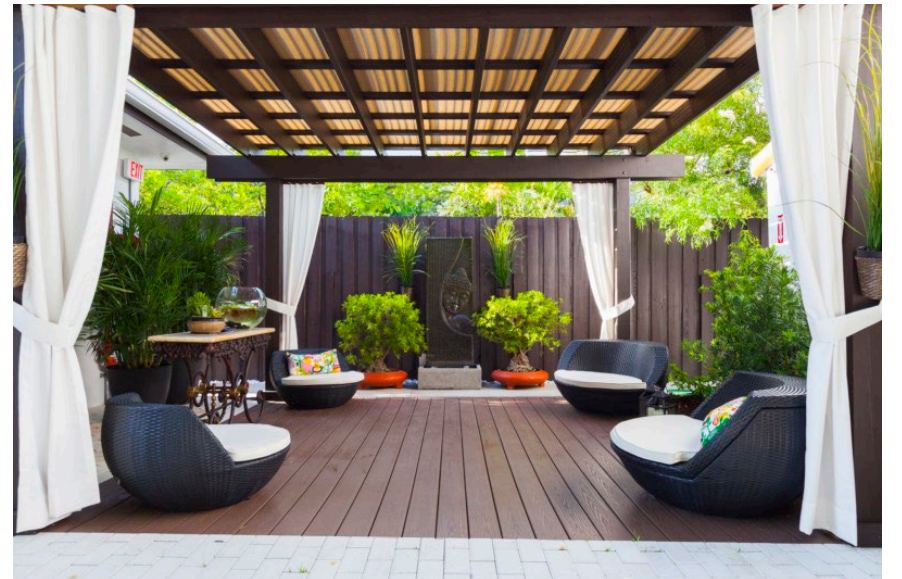
## Offering Procedure

Offers should be submitted in the form of a Purchase and Sale Agreement or Letter of Intent, and must specify at least the following:

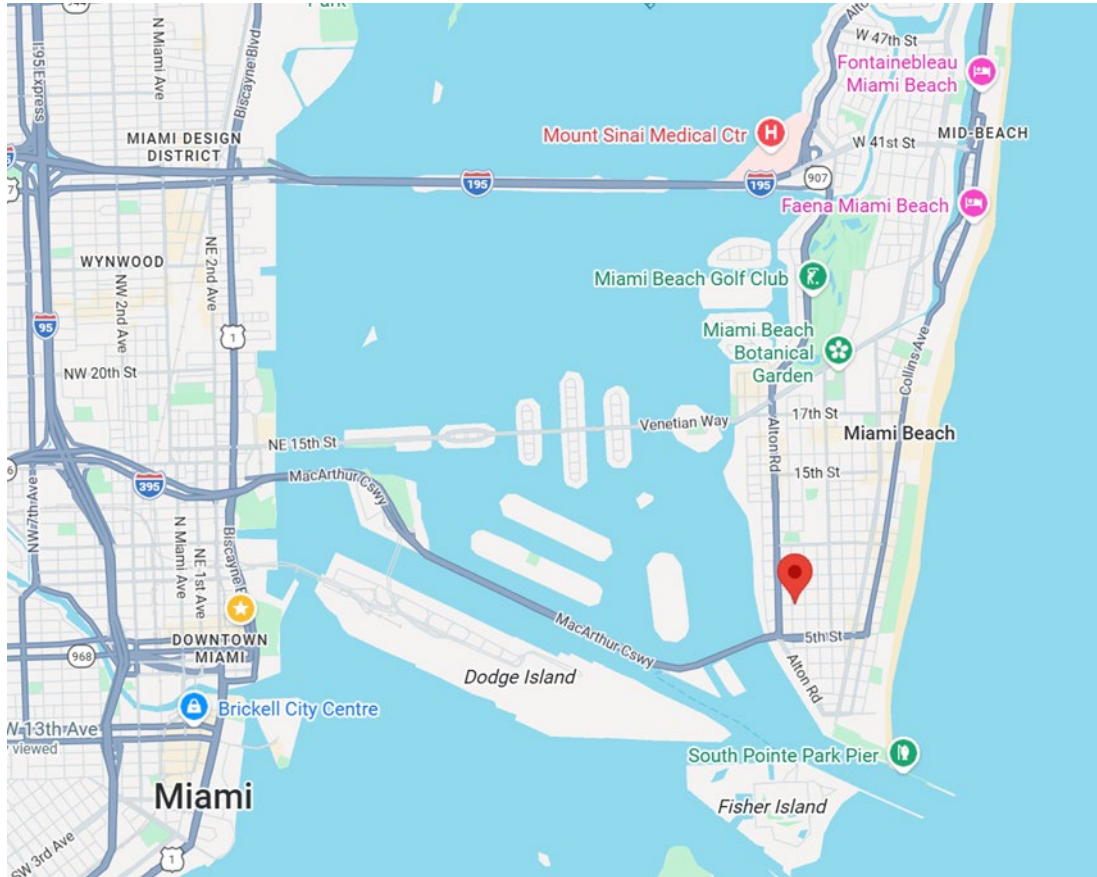
- Cover letter with introduction of the buyer and their ability to close
- Purchase Price
- Earnest money deposit and Escrow Agent
- Length of Inspection Period
- Additional deposit upon expiration of Inspection Period
- Closing Date

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# Map and Location



Miami is known as The Gateway to the Americas, New York's Sixth Borough, the Capital of Capital, and, most recently, the [Financial Times](#) of London calls Miami "The Most Important City in America". Miami continues to grow despite the headwinds that challenge other markets.

Geographically, **supply** and growth is limited by two National Parks to the East, West, and South. **Demand** for housing, new office, and industrial development is fueled by the diverse employment options, educational and cultural institutions, and the year-round access to parks and attractions.

South Beach, an enclave on the barrier island and City of Miami Beach, is the most famous and photogenic area in the Miami Metropolitan Statistical Area.

# Map and Location



Bars Hotel is only 10 miles due east of the Miami International Airport, and 5 miles due east of the PortMiami, the world's largest cruise ship port.

## Distance from 711 Lenox Avenue

### Miles

10	Miami International Airport
7.5	Miami Design District
5.0	PortMiami
4.4	Kaysea Center (Miami Heat)
4.5	Central Business District
5.2	Brickell Financial District

### City Blocks

2.0	Publix Supermarket
2.0	Canopy Park
3.0	Whole Foods
3.0	Miami Beach Baywalk
4.0	Flamingo Park & Tennis Center
7.0	Atlantic Ocean/Lummus Park
7.0	Historic Ocean Drive
9.0	South Pointe Park
12.0	Lincoln Road Pedestrian Mall
13.0	New World Center/Symphony Park
14.0	Miami Beach Convention Center

# Area Overview Narrative

Nestled in the heart of Miami Beach's iconic Art Deco Historic District, 711 Lenox Avenue offers future owners and guests of this charming 8-room Bed & Breakfast an unbeatable South Beach location. This prime address places the property just steps from the vibrant energy of one of the world's most celebrated neighborhoods, ***while remaining in a quiet, residential pocket that feels worlds away from the crowds.***

The Art Deco Historic District itself is a living museum of pastel-hued architecture, neon accents, and 1930s glamour—recognized globally as a National Historic Landmark. Guests can stroll out the door and immerse themselves in the district's legendary vibe, with Ocean Drive, Lincoln Road, South Pointe park, world-famous sidewalk cafes, boutiques, and people-watching along with sandy beaches just an 11-minute walk away.



# Area Overview Narrative

Within a few blocks walk is the Flamingo Park Tennis Center (part of Flamingo Park in Miami Beach) which has 17 clay tennis courts available for public play by day, and lighted after sunset.

Atlantic Ocean's sandy beaches are easily reachable by a short walk or bike ride.

Miami Beach's legendary shoreline—powdery white sand, turquoise waters, and iconic lifeguard towers—stretches for miles.

The city has earned prestigious international acclaim, including being named North America's Leading Beach Destination by the World Travel Awards.

Miami Beach has also been recognized as the World's Leading Lifestyle Destination, highlighting its perfect blend of sun, sand, culture, and glamour.

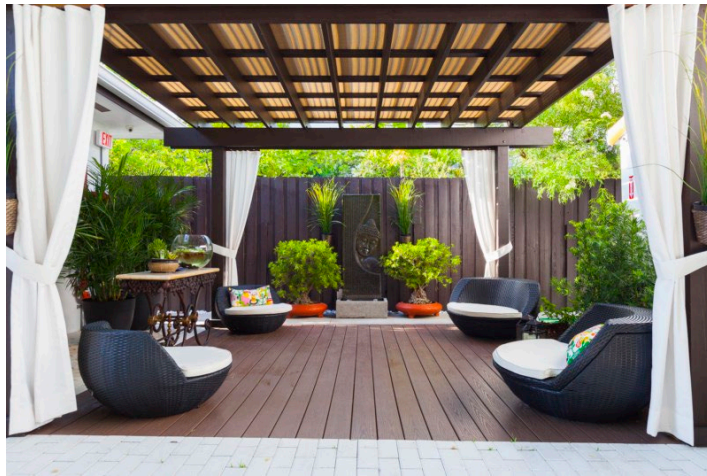


# The Property

This Art Deco Spanish Colonial Revival style property was built in 1934 and completely renovated in 2013 with all mechanical, electric, plumbing systems improved to modern standards. The professionally designed interiors leverage the historic significance, offers modern conveniences, while providing calming vibe that is a respite from the vibrant activities just outside.

Bars Hotel has 8 rooms, and plentiful areas for guests to enjoy tranquility in the center of everything that South Beach has to offer.









# Key Performance Indicators

Miami Beach Hospitality Submarket ▾

Miami - FL USA Classification ▾

23,275 ↑  
Inventory Rooms

1,232 ↓  
Under Construction Rooms

71.5% ↓  
12 Mo Occupancy

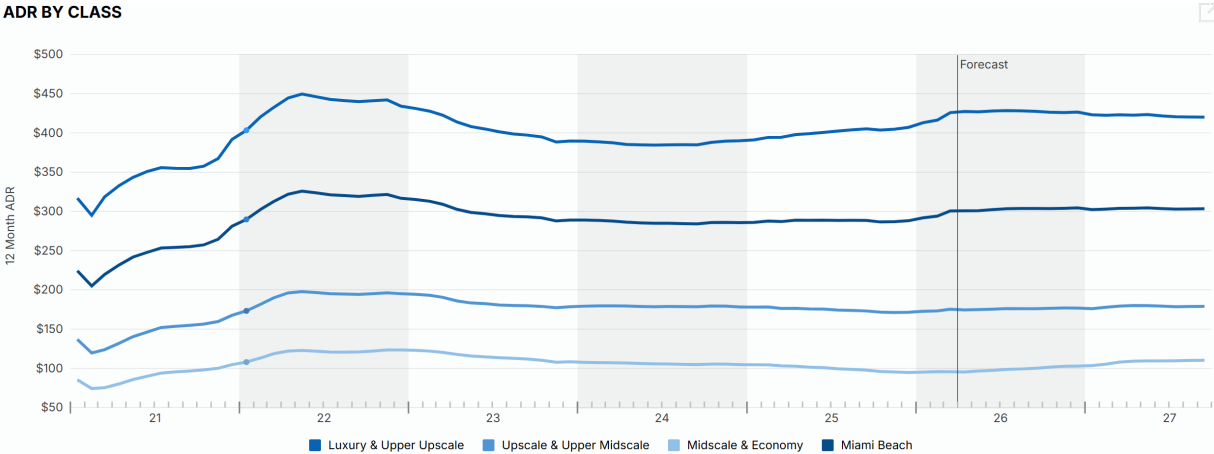
\$300.65 ↑  
12 Mo ADR

\$214.88 ↑  
12 Mo RevPAR

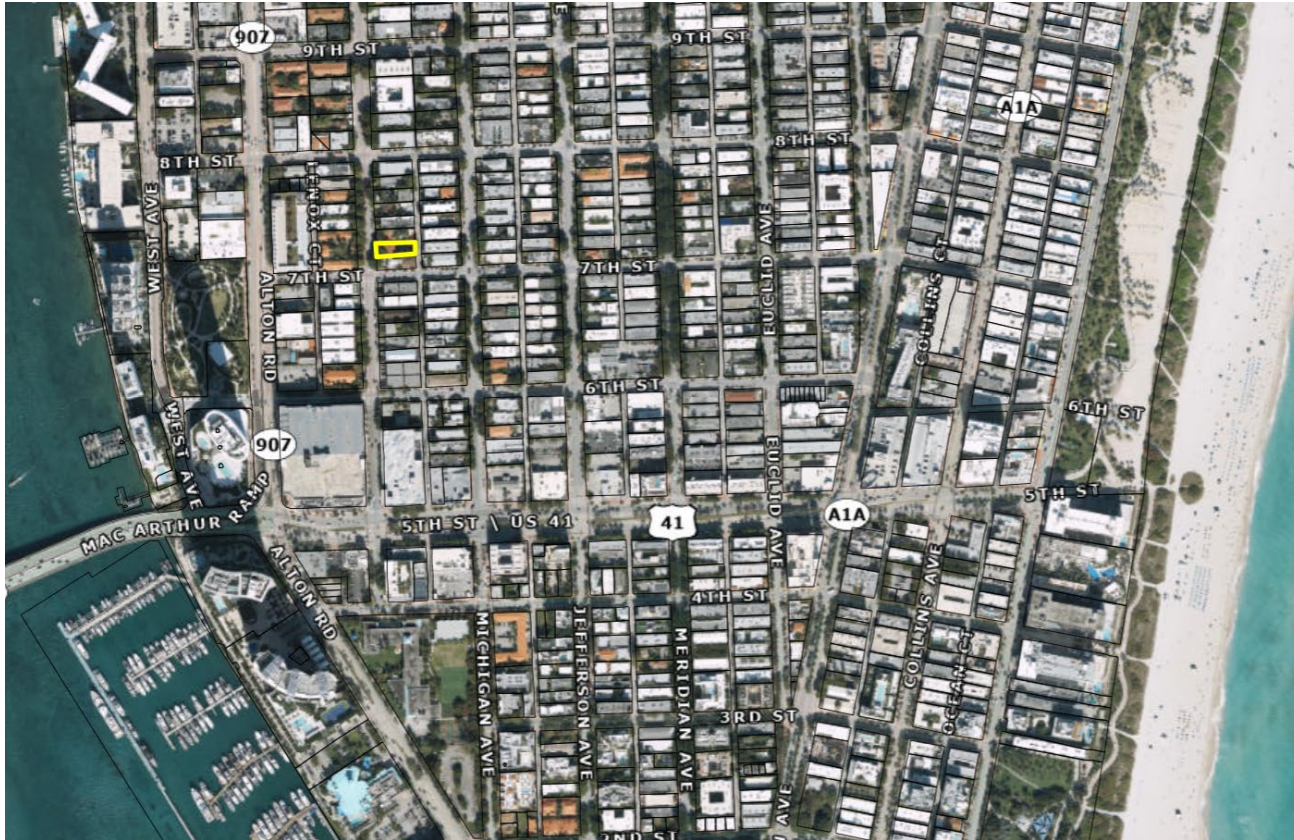
\$667K ↓  
Market Sale Price/Room

Miami Beach hosts a variety of cultural festivals in addition to signature conventions, conferences, and trade shows throughout the year. Historically, February is one of the busiest months during South Florida's peak tourist season. For Miami Beach, events such as the Miami International Boat Show and South Beach Wine and Food Festival attract tens of thousands of visitors annually. Additionally, the Miami International Auto Show in September and Art Basel Miami Beach in December bring significant attendees to the Miami Beach Convention Center.

The positive performance is expected to amplify throughout 2026. The 12-month RevPAR is projected to change by 7.2% by year-end, predominantly driven by rate gains. Supply additions, including reopenings of temporarily closed hotels, are anticipated to outpace demand growth, resulting in lower occupancy. For comparison, the Miami market RevPAR is forecast to grow by 6.4% by year-end.



# Legal and Site Description



## Legal Description:

Folio:02-4203-009-7570

Sub-Division:

OCEAN BEACH ADDN NO 3 PB 2-81

Primary Zone

3900 MULTI-FAMILY - 38-62 U/A

Primary Land Use

3921 HOTEL OR MOTEL : HOTEL

Living Units 8

Actual Area 2,558 Sq.Ft

Living Area 2,558 Sq.Ft

Adjusted Area 2,530 Sq.Ft

Lot Size 7,500 Sq.Ft

Year Built 1934

**Thank you for your interest. Please contact us for more  
information**

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**Managing Director Commercial Estate, Florida**

