

COMPASS COMMERCIAL



TROPHY INVESTMENT PROPERTY STEPS FROM THE BEACH

Great Cashflow Income

Rich DeGirolamo
Compass Commercial
954.372.5415
rich.degirolamo@compass.com

Santiago Acevedo
Compass Commercial
santiago.acevedo@compass.com

THE OFFERING

PRICE: \$3,800,000

ADDRESS: 4412 N Ocean Dr. Lauderdale By The Sea

LAND AC: $\pm 11,498$ SF (± 0.26 Acres)

BUILDING SF: $\pm 1,288$ SF

APN: 494318011030, 494318011040

ZONING: RM-25 - Residence, Apartments, Hotels, Etc



PROPERTY PHOTOS



FINANCIAL SUMMARY

Aruba Beach Cafe Parking Lease (NNN) \$168,000

Suntan By The Sea \$125,000

Short-Term Rental · 2 Units

Total Gross Revenue \$293,000

Operating Expenses (Est.) (\$46,000)

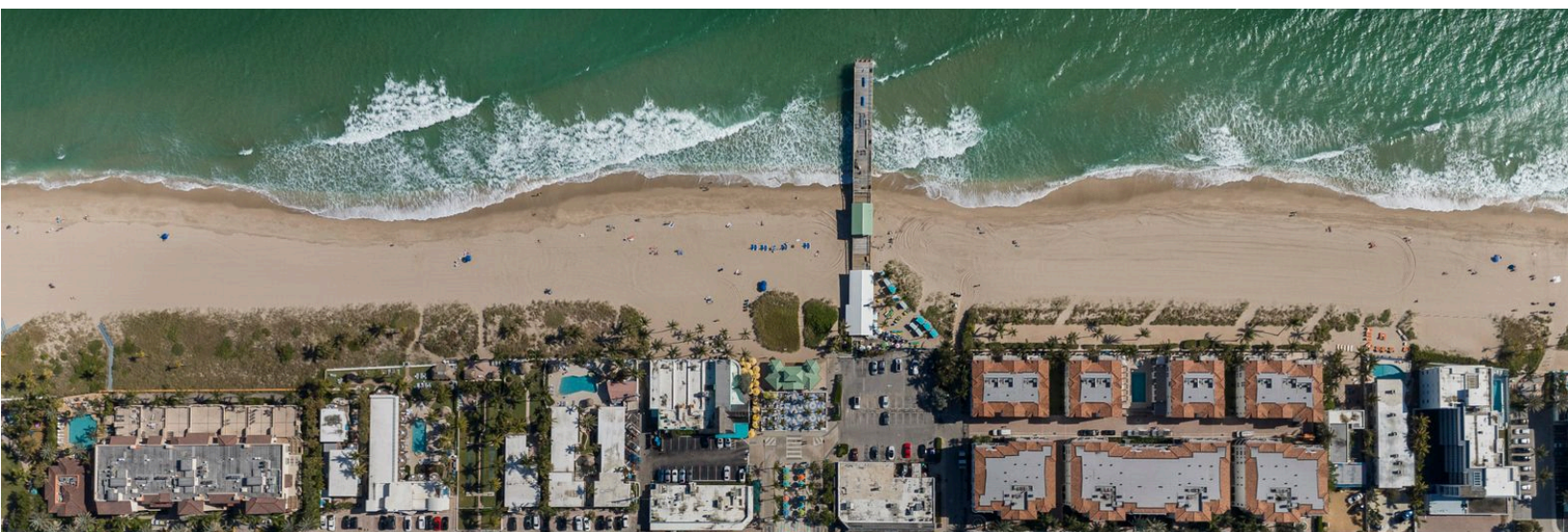
Net Operating Income (NOI) \$247,000

CAP RATE @ \$3,800,000

6.50%

Purchase Price: \$3,800,000

Broker's Stabilized Pro Forma. Includes long-term NNN parking lease income from Aruba Beach Cafe and stabilized short-term rental revenue from two residential units.



SUNTAN BY THE SEA



SUNTAN BY THE SEA





Voted 2025's #1 Waterfront Restaurant in South Florida by The Sun Sentinel

A Lauderdale-by-the-Sea landmark since 1983, Aruba Beach Cafe has long been one of South Florida's most recognizable beachfront dining destinations. Located directly on the sand at the end of Commercial Boulevard, Aruba blends oceanfront views, Caribbean-inspired seafood, tropical cocktails, live island music, and an easy local-meets-vacation atmosphere that has made it a favorite for both residents and visitors for more than 40 years. Its staying power is backed by thousands of traveler reviews, consistent top local rankings, award-winning culinary recognition, and recent honors as one of South Florida's best waterfront restaurants—making Aruba Beach Cafe not just a restaurant, but a signature part of the Lauderdale-by-the-Sea experience.

THE LOT



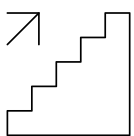
FUTURE DEVELOPMENT

Trophy Location

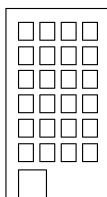
The property is located in the highly sought after community one block from the iconic Lauderdale By The Sea Anglin's Square just steps from the Beach Pier. The area is filled with retail, educational, marine, and tourist industries.

Ideal Zoning

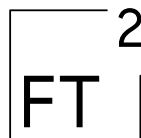
Flexible and aggressive zoning allows for construction of a variety of projects, from high end market rate hospitality, to luxury condos or townhomes, encompassing up to 25 du/acre, allowing for the development of up to 30+ feet, with great lot coverage.



30+ Feet



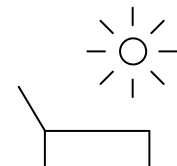
25 Units per Acre



± 11,498 SF (0.26 AC) development site



Multifamily, Condominiums, Townhomes, Hospitality



Steps from inter-coastal, Beach, various amenities

“RELAX.. YOU’RE HERE”



Nestled along South Florida’s desirable Gold Coast, Lauderdale-by-the-Sea is one of the region’s most charming and sought-after coastal communities, known for its walkable village atmosphere, pristine beaches, and vibrant dining and entertainment scene. Located just minutes from Fort Lauderdale and the Las Olas district, the town offers a rare combination of small-town beachfront character and access to the amenities of a major metropolitan area.

With approximately 2.5 miles of beachfront, a unique near-shore coral reef system, and a lively downtown centered around Anglin’s Square, Lauderdale-by-the-Sea attracts year-round visitors, seasonal residents, and luxury homebuyers seeking a relaxed coastal lifestyle. Its low-rise planning philosophy, limited developable land, and strong tourism economy continue to support rising real estate values, making it an exceptional location for new luxury development.



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For Further Information Please Contact Our Team

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