

Apartments Suites Hotel

Heated Pool, Gated, Corner Property - Established Business

1501 SW 2ND AVE

Dania Beach, FL, 33004 - 11 apartments - Hotel & Motel / Apartments



Price	\$2,695,000	Effective Gross Income 2016	\$426,136
No. Units	11 apartments	Operating Expenses 2016	\$140,797
Building size	6,036 SF	Net Income 2016	\$285,340
Property Type	Hotel & Multifamily Apartments	Cap Rate	10.60%
Property Sub Type	Limited Service	Average Occupancy	85%
Property Use Type	Business For Sale	No. Stories	2
Year Built	1974	Type of Construction	Masonry building
Renovated	2016	Type of Service	Limited
Lot Size	16,723 sf	40 years certification	Certified 2014
Parking Ratio	2 Per Apartment		

Additional adjacent build able lot is available upon request

Contact Information: booking@sheridansuiteshotel.com 239.398.5718

please visit us at - www.sheridansuiteshotel.com

Highlights

- ★ 11 apartments recently renovated
- ★ Vacation and long term rentals
- ★ Licensed Hotel operation
- ★ Fenced corner
- ★ Beautiful garden with BBQ
- ★ Large Heated Pool
- ★ Excellent located, next to US1 and Sheridan str.
- ★ Separate electric meters per unit
- ★ Utility and storage areas
- ★ Lushly landscaped and irrigated property
- ★ Website established and functioning
- ★ Online bookings

Description

This Fully Gated corner property offers great privacy for guests and residents and strategically located on the border of Hollywood and Dania Beach in a quiet, safe, residential area. One block of Sheridan str. and US1 intersection. Upon entrance you step into pool area and lushly landscape surroundings with plenty of lodging, dining and BBQ facilities for all guests and private beautiful Garden with several picnic tables for all Guests to relax and enjoy quality time in the shade of large trees and tropical landscape.

This property is successfully operated as **Sheridan Suites Apartments Hotel**, providing comfortable lodging for short and long term guests and family Vacation Rentals. Sheridan Suites Apartments Hotel has established accounts and excellent reputation among travel marketing community. Highly rated by: [Booking.com](#), [Expedia.com](#), [Hotels.com](#), [AirBNB.com](#), [HomeAway.com](#), [TripAdvisor.com](#), [VRBO.com](#), [FlipKey.com](#), [Travelocity.com](#), [Orbitz.com](#), [Trivago.com](#)

Customer acquisition is fully computerized and website driven. www.sheridansuiteshotel.com

Sheridan Suites Apartments consist of 11 beautifully furnished Apartment Suites of various sizes. All Suites feature fully equipped kitchens with modern stainless steel appliances, King size beds, new flatscreen TV's in every room, room safes, iron and ironing boards and vacuum cleaners. On premises: Coin Laundry, plenty of Parking, Wi-Fi throughout.

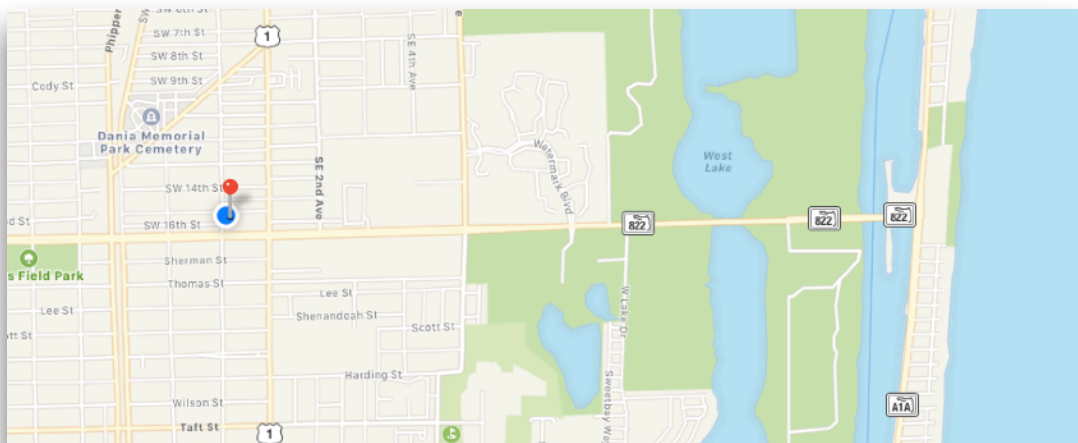
Sheridan Suites Apartments Hotel has large and heated Swimming Pool with lounges, chairs, picnic tables and gazebos.

Three BBQ grills.

Property located in 4-5 minutes drive to Hollywood Beach with it's famous Hollywood Board Walk, many restaurants and shops. In 10 -15 minutes from Sunny Isles, Miami Beach and Fort Lauderdale, Everglades Cruise Port, FLL Airport.

In walking distance to: New Publix supermarket, Starbucks coffee and Several Restaurants and Banks.

Location - Map



Unit Mix Information

Description	No. Units	Standard Occupancy	Max Occupancy
3BR Suite, 1 Bath	1	5	10
2BR Large Suite, 1 Bath	1	6	8
2BR Standard Suite, 1 Bath	3	4	6
1BR Suite, 1 Bath	4	2	4
Studio Suite, 1 Bath	2	2	3
Office on premises (may be used as additional bedroom)	1		

Bedrooms

Master Bedroom has a comfortable King size bed and Flat TV /cable.

All other Bedrooms equipped with a Queen size beds and Flat TV's /cable.

Living room / Dining area

Sofa beds for extra guests are in all living rooms, dining area, coffee table and Flat Cable TV.

Kitchen

Fully equipped kitchens, stainless steel appliances. The kitchens have a microwave, coffee maker, toaster, blender, electrical teapot and a full set of china, cutlery, glasses, pots and pans.

Bathroom

All bathrooms includes bathtub/hand showers, hairdryers, make up mirrors.

Additional info

All rooms are air-conditioned. Most of first floor Suites have sliding doors and private patios.

PHOTO GALLERY













