

VACANT LOT FOR HOTEL PROJECT



CC ZONING - CRA DISTRICT

158 N FEDERAL HIGHWAY, DANIA BEACH 33004

Presenting an exceptional opportunity in the heart of Dania Beach. This land parcel offers a strategic location, zoning benefits, and potential. This prime location in the vibrant and rapidly growing city of Dania Beach has excellent frontage on Federal Highway, is zoned CC (City Central) and within the CRA District. The parcel location allows for a wide range of commercial uses, including hotel development.

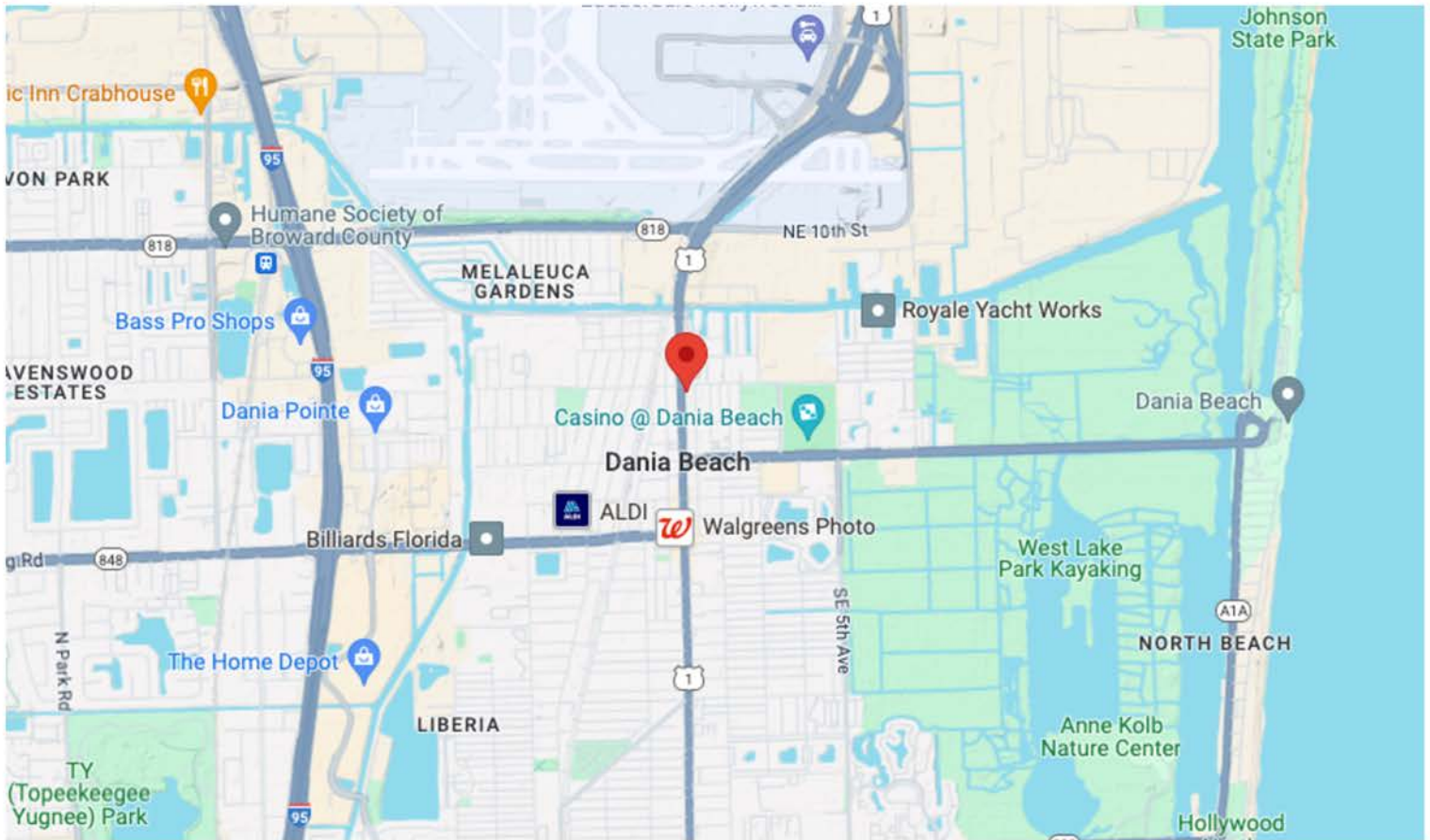


Monica Cataluña-Shand, CCIM

Owner/Broker

954-812-1831

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OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	18,600 SF
Building Area:	115,477 SF
Hotel Rooms:	111
Parking Spots:	92
Market:	Fort Lauderdale/Dania Beach
Zoning:	CC (within CRA District)
VPD:	53,000

DANIA BEACH OVERVIEW

Dania Beach is experiencing significant growth and transformation, driven by its strategic location and ongoing development initiatives. The city has seen a surge in new businesses, residential developments, and tourism, contributing to its vibrant economy. The CRA's efforts have further accelerated growth, attracting new investments and improving infrastructure.

With its rich cultural heritage, beautiful beaches, and proximity to major attractions in Fort Lauderdale and Miami, Dania Beach is becoming an increasingly popular destination for tourists and residents.



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- **Location:** Nestled in the vibrant and rapidly growing Dania Beach, this parcel boasts excellent frontage on Federal Highway, ensuring high visibility and easy access for future guests and visitors.
- **Zoning:** The property is zoned CC (City Central), allowing for a wide range of commercial uses, including hotel development. This zoning designation supports higher density and mixed-use projects, making it an ideal choice for investors looking to capitalize on the area's growth.
- **CRA Boundary:** Located within the Community Redevelopment Agency (CRA) boundary, this parcel is eligible for various incentives and support aimed at promoting economic development and enhancing the community. The CRA offers potential benefits such as tax increment financing, grants, and assistance with infrastructure improvements.
- **Proximity to Major Hubs:** Just an 8-minute drive from Fort Lauderdale International Airport, this location ensures convenient access for travelers. Additionally, the property's proximity to major highways and transportation hubs enhances its appeal for business and leisure travelers alike.
- **Dania Beach Growth:** Dania Beach is experiencing significant growth and transformation, driven by its strategic location and ongoing development initiatives. The city has seen a surge in new businesses, residential developments, and tourism, contributing to its vibrant economy. The CRA's efforts have further accelerated growth, attracting new investments and improving infrastructure.



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ROOM TYPE SCHEDULE								
LEVEL	ROOM TYPE	KING	KING ADA	KING SUITE	K SUITE ADA	DBL QUEEN	DBL QUEEN ADA	TOTALS
5	QUANTITY	6	2	3	0	6	1	18
6	QUANTITY	6	2	2	1	8	0	19
7	QUANTITY	10	0	0	0	8	0	18
8	QUANTITY	8	0	0	0	9	1	18
9	QUANTITY	8	0	0	0	11	0	19
10	QUANTITY	8	0	0	0	11	0	19
TOTAL PER RM TYPE		46	4	5	1	53	2	111
% BY ROOM TYPE		41%	4%	4%	1%	48%	2%	100%

BUILDING AREA CALCULATIONS (SQ. FT.)			
LEVEL	BUILDING	GARAGE	POOL DECK
1	2,607	11,040	
2	2,638	11,009	
3	2,490	10,967	
4	2,803	11,040	
5	9,592		3,669
6	9,968		
7	9,638		
8	9,228		
9	9,394		
10	9,394		
TOTALS	67,752	44,056	3,669
TOTAL GROSS BUILDING AREA			115,477

PARKING PROVIDED		
LEVEL	TYPE	QUANTITY
1 GRADE	STANDARD	17
	PARALLEL	3
	ADA	4
2 GARAGE	STANDARD	22
3 GARAGE	STANDARD	22
4 GARAGE	STANDARD	24
TOTAL PROVIDED SPACES		92
1 GARAGE	BICYCLE	12



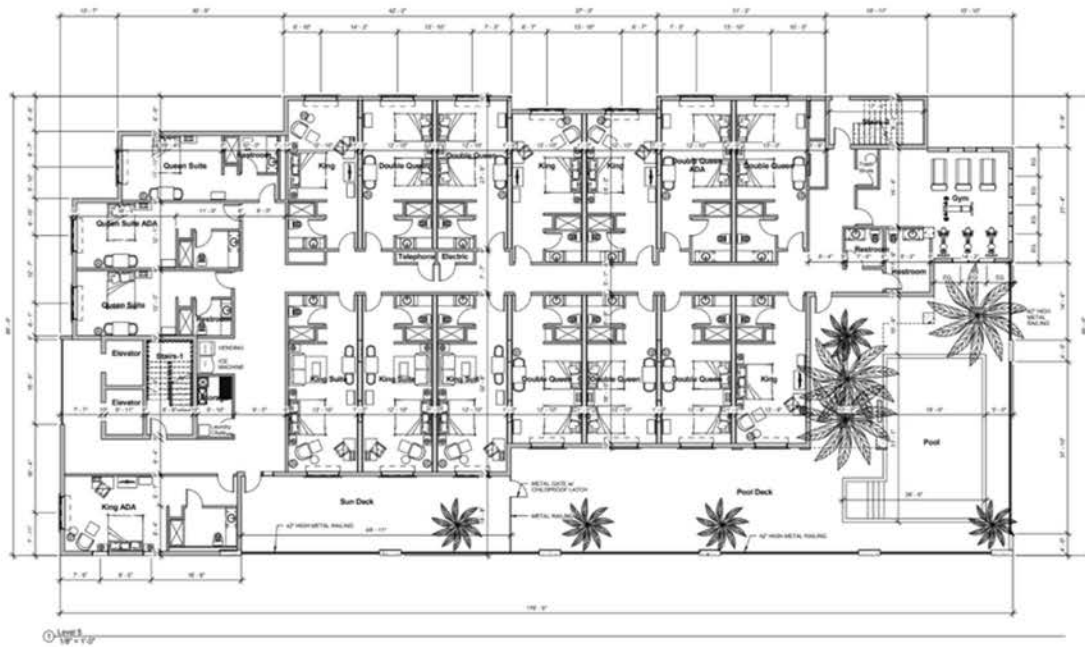
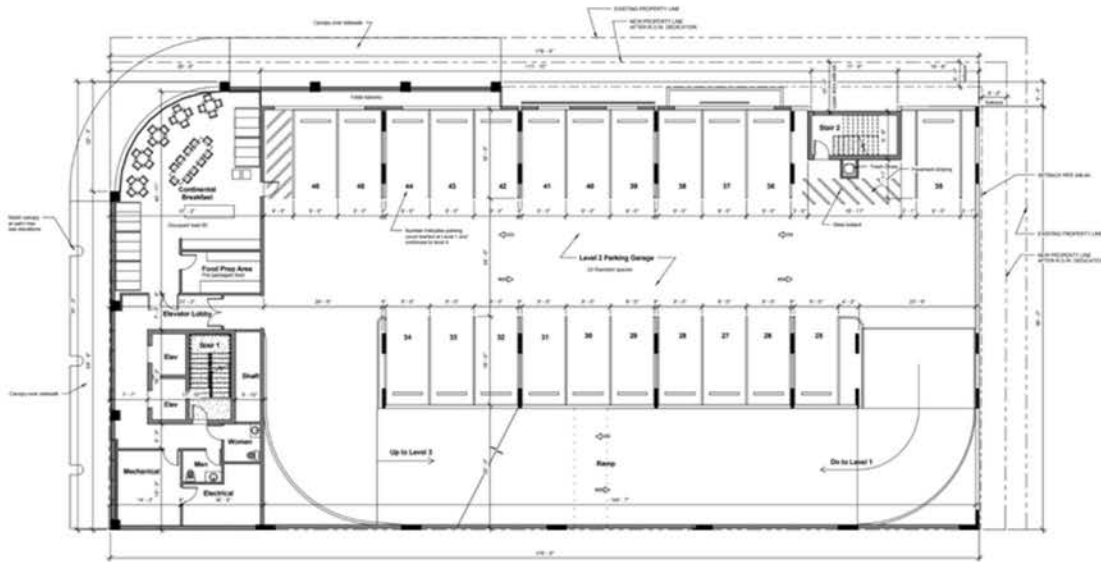
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PLEASE NOTE: Architectural Set, Key Plan, Site Plan, Survey, Traffic Study and other Reports available upon request.



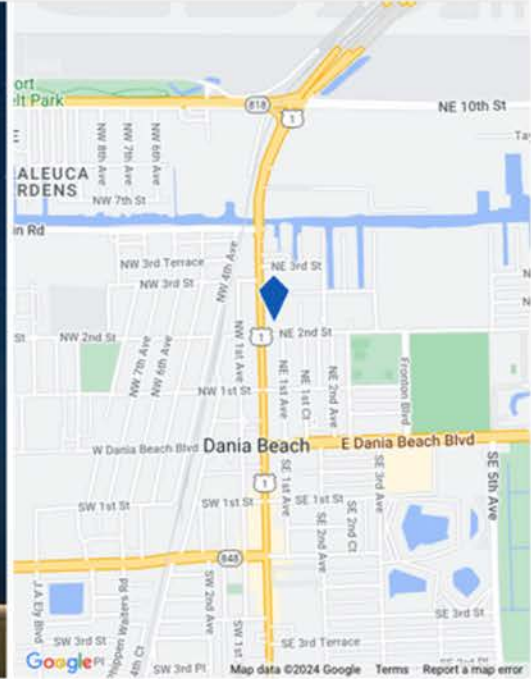
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Trusted Commercial Real Estate Services for Over 25 Years

CONTACT INFORMATION:



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