

FOR SALE

COMMERCIAL CONDOS

1801 S Ocean Dr.
Hallandale Beach, FL 33009



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

YONI SUNSHINE

COMMERCIAL ADVISOR

(216) 973-9534

YONI@APEXCAPITALREALTY.COM

JASON ABITBOL

COMMERCIAL ADVISOR

(561) 542-3704

JASON@APEXCAPITALREALTY.COM

EAST VIEW S OCEAN DR

HALLANDALE BEACH

S OCEAN DR

38,000 AADT

33,000 AADT

HALLANDALE
BEACH BLVD

S OCEAN DR



OFFERING SUMMARY

1801 S OCEAN DR, HALLANDALE BEACH, FL 33009

GROSS LEASEABLE AREA	9,354 SF
UNITS	11
GROSS INCOME	\$300,672.00
PROFORMA NOI	\$200,757.39
PROFORMA CAP RATE	10.57%
TRAFFIC COUNT	71,000 AADT
ZONING	RM-HD-2
ALLOWABLE USES	House of worship, public/private schools, public facilities/utilities, food store, beautyshop, restaurant, lounges, medical and professional offices.



ASKING PRICE
\$1,900,000

CURRENT INCOME

TENANT	SUITE	SF	\$/SF	ANNUAL RENT	MONTHLY RENT	START DATE	END DATE	INCREASE	DATE OF INCREASE
FLO Inc.	A, F	1,299	\$ 22.92	\$ 29,767.44	\$ 2,480.62	01/01/21	12/31/25	N/A	01/01/26
VG VENTURES LLC	B, E	1,456	\$ 32.71	\$ 47,628.00	\$ 3,969.00	10/01/2023	10/31/2026	5%	06/01/25
Bodega 10x LLC	C	560	\$ 42.86	\$ 24,000.00	\$ 2,000.00	11/01/2022	10/31/2027	3%	11/01/26
DRIVERS RENT A CAR	D	470	\$ 53.62	\$ 25,200.00	\$ 2,100.00	12/01/17	10/31/27	5%	06/01/27
IDEAL BEAUTY SALON, INC	G	465	\$ 35.26	\$ 16,396.56	\$ 1,366.38	10/01/15	09/30/25	3%	10/01/25
FL TITLE & ESCROW CO	H	432	\$ 34.72	\$ 15,000.00	\$ 1,250.00	12/01/19	04/30/29	4%	05/01/26
PROFESSIONAL HOME HEALTH	I	960	\$ 28.94	\$ 27,780.00	\$ 2,315.00	08/01/23	07/31/25	5%	08/01/25
BOCA FAMILY PHARMACY	J	2,432	\$ 29.61	\$ 72,000.00	\$ 6,000.00	06/01/2025	05/31/2035	2%	06/01/25
EMIR TIBILOV	L	760	\$ 31.58	\$ 24,000.00	\$ 2,000.00	05/01/25	4/30/2030	-	-
KIBERONE MIAMI LLC	M	520	\$ 36.35	\$ 18,900.00	\$ 1,575.00	11/01/2023	10/30/2024	5%	11/01/25
TOTAL		9,354	\$ 32.14	\$ 300,672.00	\$ 25,056.00				

EXPENSES

CONDO MAINT FEE	\$ 12,855.00	PER MONTH	\$ 154,260.00	ANNUAL
PROPERTY TAX	\$ 2,492.33		\$ 29,908.00	ANNUAL
MONUMENT SIGN ELECTRICITY	\$ 25.00	PER MONTH	\$ 300.00	ANNUAL
TOTAL EXPENSES	\$ 15,372.33		\$ 184,468.00	

FINANCIAL SUMMARY

2025 GROSS INCOME	\$ 300,672.00
TOTAL EXPENSES	\$ 184,468.00
TOTAL EXPENSES /SF	\$ 19.72
2025 NOI	\$ 116,204.00
ASKING PRICE	\$ 1,900,000.00
CAP RATE	6.12%

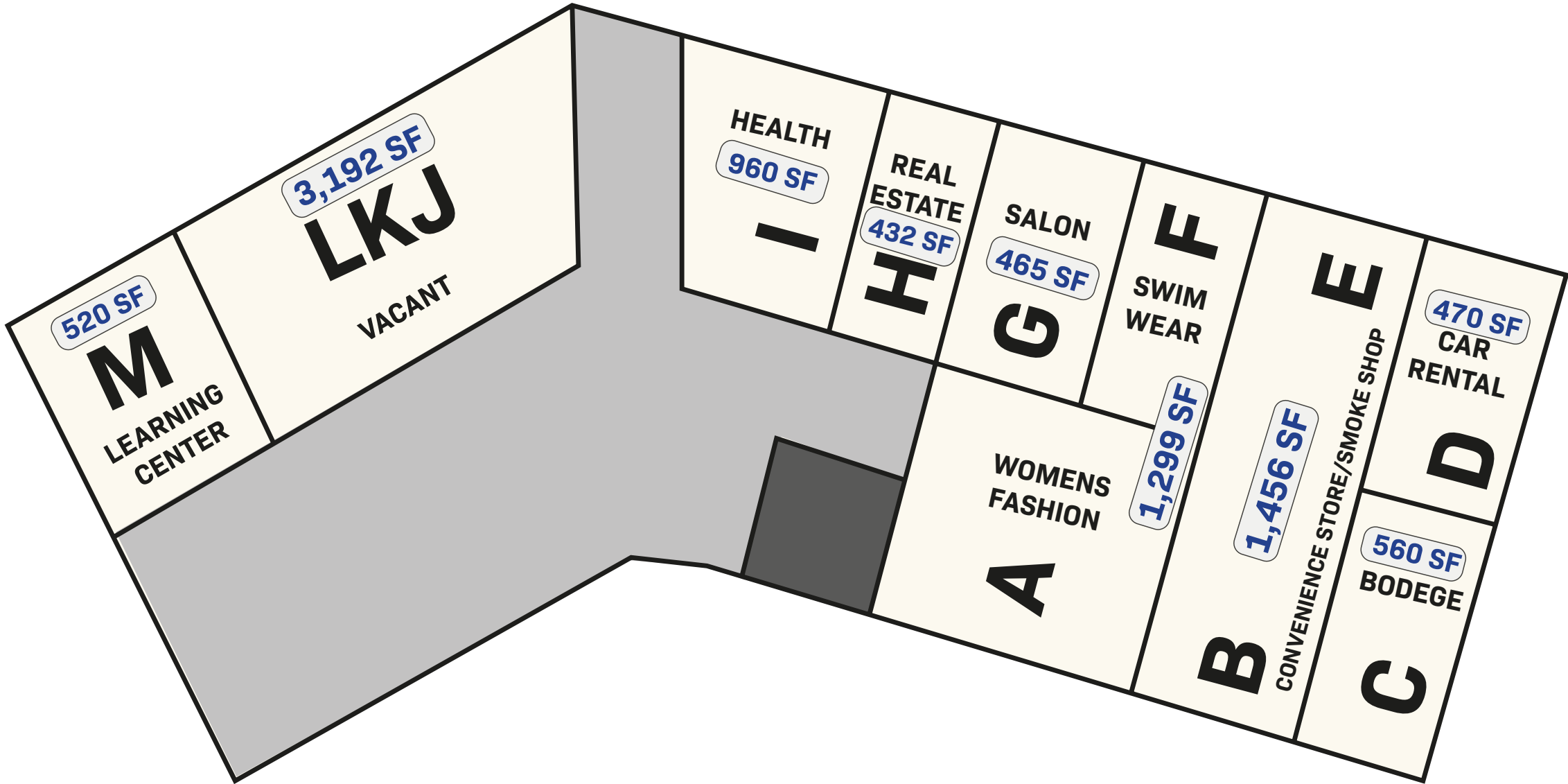
PROFORMA INCOME & EXPENSES

TENANT	SUITE	SF	LEASE TYPE	\$/SF	NNN	TOTAL	LEASE EXPIRATION	ANNUAL RENT	ADD'L RENT	TOTAL RENT
New Lease TBD	A	849	NNN	\$ 25.00	\$ 19.72	\$ 44.72	TBD	\$ 21,225.00	\$ 16,742.93	\$ 37,967.93
New Lease TBD	B	728	NNN	\$ 25.00	\$ 19.72	\$ 44.72	TBD	\$ 18,200.00	\$ 14,356.71	\$ 32,556.71
New Lease TBD	C	560	NNN	\$ 25.00	\$ 19.72	\$ 44.72	TBD	\$ 14,000.00	\$ 11,043.63	\$ 25,043.63
DRIVERS RENT A CAR	D	470	Gross	\$ 59.12	\$ -	\$ 59.12	10/31/27	\$ 27,786.40		\$ 27,786.40
New Lease TBD	E	728	NNN	\$ 25.00	\$ 19.72	\$ 44.72	TBD	\$ 18,200.00	\$ 14,356.71	\$ 32,556.71
New Lease TBD	F	450	NNN	\$ 25.00	\$ 19.72	\$ 44.72	TBD	\$ 11,250.00	\$ 8,874.34	\$ 20,124.34
New Lease TBD	G	465	NNN	\$ 25.00	\$ 19.72	\$ 44.72	TBD	\$ 11,625.00	\$ 9,170.15	\$ 20,795.15
FL TITLE & ESCROW CO	H	432	Gross	\$ 37.50	\$ -	\$ 37.50	04/30/29	\$ 16,200.00		\$ 16,200.00
New Lease TBD	I	960	NNN	\$ 25.00	\$ 19.72	\$ 44.72	TBD	\$ 24,000.00	\$ 18,931.93	\$ 42,931.93
BOCA FAMILY PHARMACY	J,K	2,432	Gross	\$ 29.61	\$ -	\$ 29.61	05/31/2035	\$ 72,000.00		\$ 72,000.00
New Lease TBD	L	760	NNN	\$ 25.00	\$ 19.72	\$ 44.72	TBD	\$ 19,000.00	\$ 14,987.78	\$ 33,987.78
New Lease TBD	M	520	NNN	\$ 25.00	\$ 19.72	\$ 44.72	TBD	\$ 13,000.00	\$ 10,254.80	\$ 23,254.80
TOTAL		9,354		\$ 29.27		\$ 44.06		\$ 266,486.40	\$ 118,718.98	\$ 385,205.39

EXPENSES	MONTHLY	ANNUAL	PER SF
CONDO MAINT FEE	\$ 12,855.00	\$154,260	\$ 16.49
PROPERTY TAX		\$29,908	\$ 3.20
MONUMENT SIGN ELECTRICITY	\$ 25.00	\$300	\$ 0.03
TOTAL EXPENSES		\$184,468	\$ 19.72

FINANCIAL SUMMARY	
2026 EST. BASE RENT	\$ 266,486.40
2026 EST. TOTAL EXPENSES	\$184,468.00
2026 EST. TENANT PASS THRU	\$ 118,718.98
2026 EST. OWNER EXPENSES	\$65,749.02
2026 EST. NOI	\$ 200,737.39
ASKING PRICE	\$1,900,000
2026 EST. CAP RATE	10.57%

SITE PLAN



PROPERTY LOCATION



DRIVE TIME

- Ft Lauderdale: 20 Minutes.
- Aventura: 10 minutes.
- South Beach: 30 Minutes.

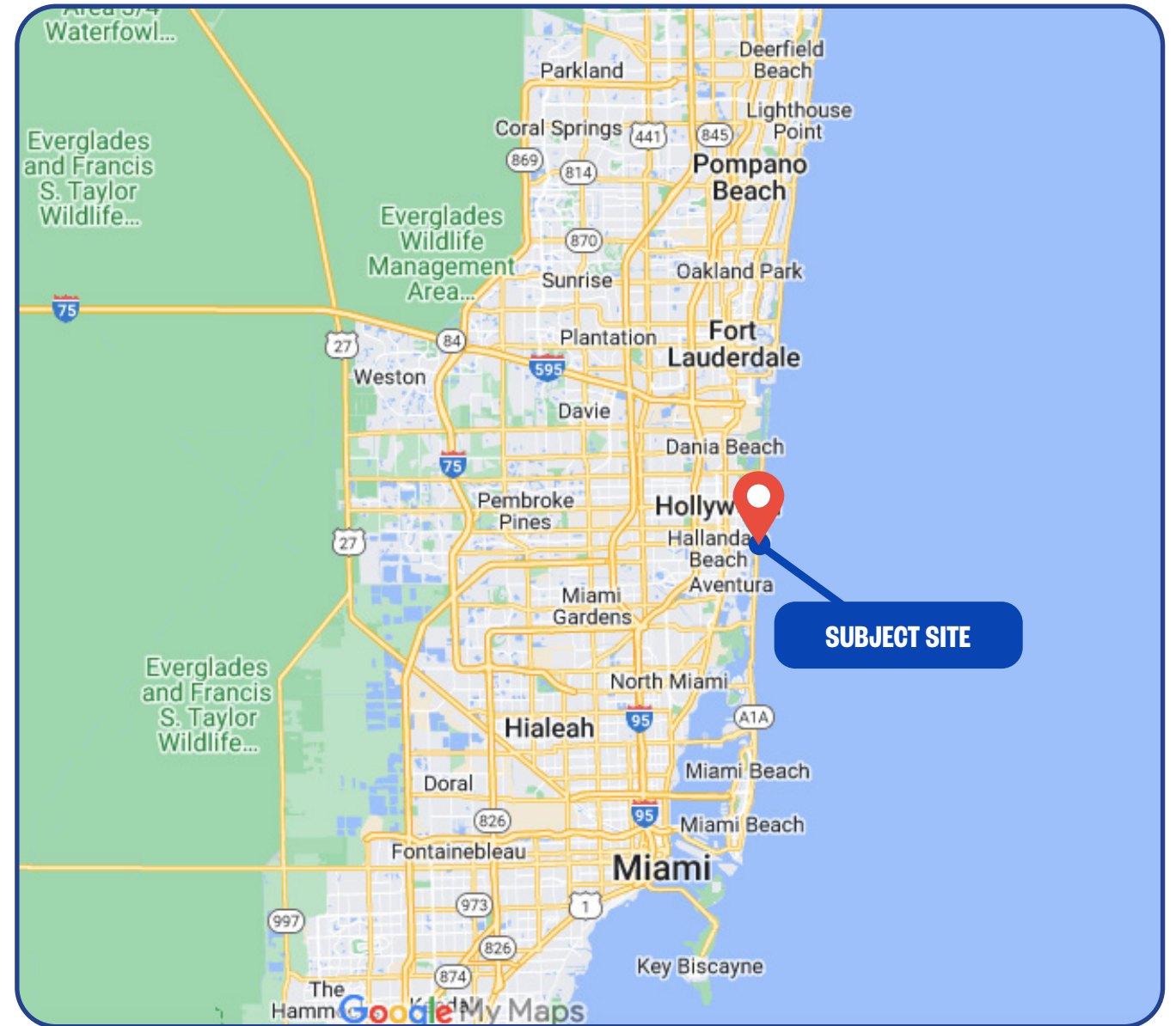
LOCATION MAP

Apex Realty is proud to present a trophy retail investment opportunity located at Imperial Towers, a 420 unit luxury condo building located in Hallandale Beach.

Located between Fort Lauderdale and Miami, Hallandale Beach is strategically positioned between a diverse array of submarkets with unparalleled access to South Florida's main commercial corridors, attractions, and amenities.

The property is located on the intersection of Hallandale Beach Blvd and S Ocean Drive, two of the busiest main corridors just steps away from the beach.

- **Proximity to Major Cities:** Only 13 miles south of Fort Lauderdale and 20 miles north of Miami, Hallandale Beach serves as a convenient midpoint for those working or playing in either city and pulls from Aventura, Sunny Isles, Golden Beach, and surrounding affluent areas.
- **A Thriving Entertainment Scene:** Home to Gulfstream Park, a renowned horse racing venue and casino, as well as the Big Easy Casino, Hallandale Beach attracts entertainment seekers from all over South Florida.
- **Beautiful Beaches and Parks:** With its pristine beaches and well-maintained parks, Hallandale Beach is a haven for outdoor enthusiasts and tourists.
- **Retail and Dining:** The area features a mix of high-end boutiques, popular retail chains, and diverse dining options, making it a shopping and culinary hotspot.
- **Growth Potential:** Ongoing developments and new projects are continually enhancing the appeal and infrastructure of Hallandale Beach, promising sustained growth and increased property values.



RETAIL MAP

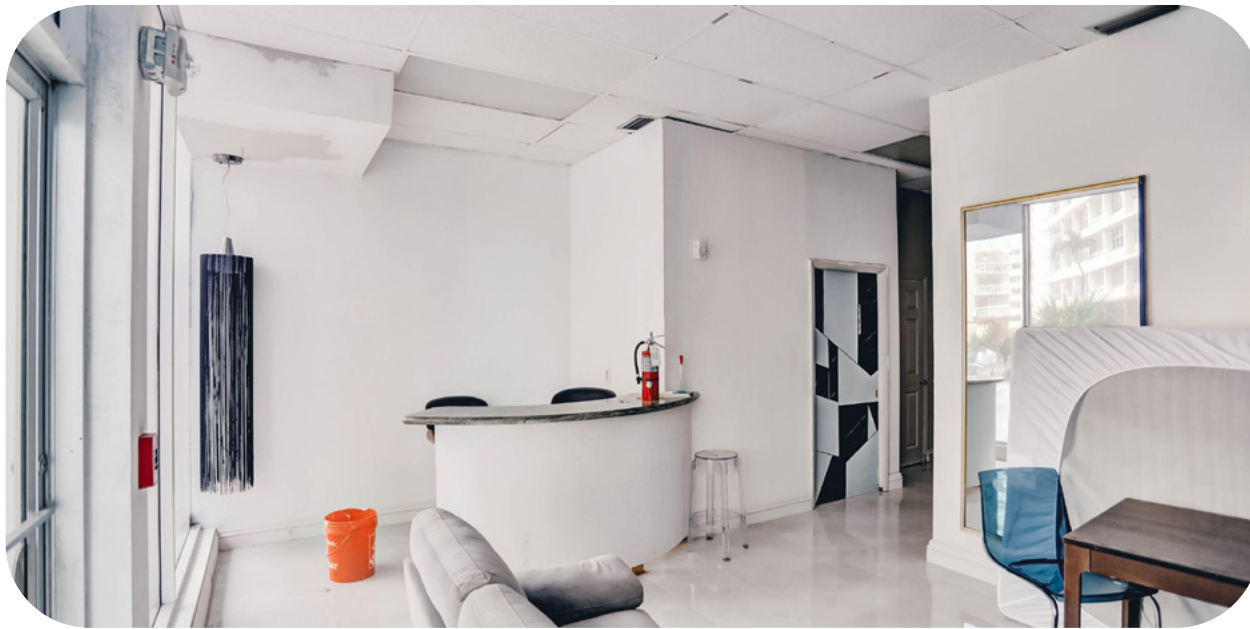




INTERIOR PHOTOS







INTERIOR PHOTOS





INTERIOR PHOTOS





LOCATION





561 NE 79 ST - SUITE 420

Miami, FL 33138

www.APEXCAPITALREALTY.com

YONI SUNSHINE

COMMERCIAL ADVISOR

(216) 973-9534

YONI@APEXCAPITALREALTY.COM

JASON ABITBOL

COMMERCIAL ADVISOR

(561) 542-3704

JASON@APEXCAPITALREALTY.COM