

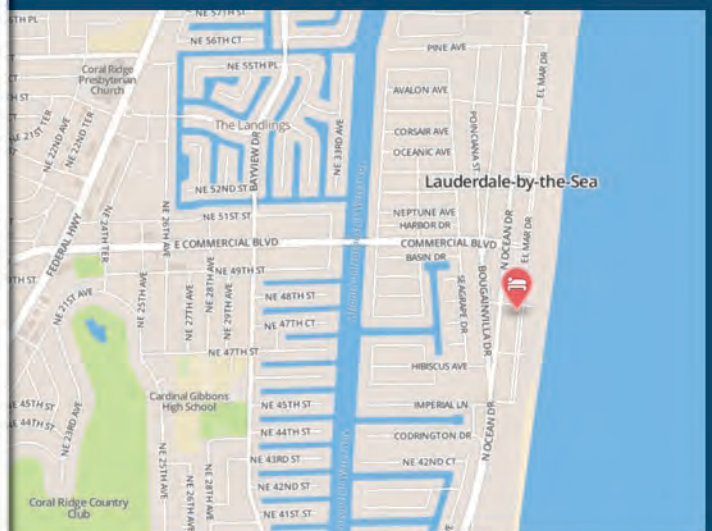
# Sea Spray Inn - FOR SALE

Lauderdale-by-the-Sea, FL - Sale Price: \$1,750,000



## Property Highlights

- Unique opportunity to own one of the top hotel properties in Lauderdale-by-the-Sea
- Beautiful 7 unit inn has been completely renovated in the past few years
- Only 50 yards to white sand beaches
- Walking distance to 30 restaurants, bars, shopping and world famous fishing pier
- Close to Fort Lauderdale Beach, Las Olas, Fort Lauderdale International Airport and cruise port
- Corner lot on quiet street across from ocean has good potential for future development
- Flexible room mix provides owner with plenty of rental options – daily, weekly and long term rentals possible



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# Award Winning Inn on Barrier Island

**Lauderdale-by-the-Sea** - "Relax - You're Here"

## PROPERTY DETAILS

- Property Type: Boutique Hotel/Inn
- Building Square Feet: 3,275
- Acres: 0.13 (5,624 square feet)
- Year Built: 1962 (Completely Renovated 2011 to 2014)
- Number of units: 7
- Number of stories: 3
- Buildings: 2 (main building plus cottage)
- Parking spots: 6
- Listing ID: F1291390

## UNIT MIX (7 units total)

- Penthouse on top floor has one bedroom plus den
- Cottage has one efficiency unit plus laundry facility
- 3 One Bedroom Units
- 2 Efficiencies (one currently used as office)



## RENOVATIONS INCLUDE

- New roofs with 25 year warranty
- Complete concrete restoration - new balconies, railings and paint
- All new impact windows and doors
- All new furniture, fixtures, appliances and flat panel televisions
- Remodeled Bathrooms and Kitchens
- New grade 5 commercial tile in all units

**CONTACT BROKER FOR FINANCIALS AND COMPLETE LIST OF RENOVATIONS**

[www.bytheseacommercial/sea-spray-inn](http://www.bytheseacommercial/sea-spray-inn)

For more information contact the listing broker:



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