

RIPTIDE HOTEL SITE KEY LARGO IN THE FLORIDA KEYS

**80,823 sq. ft. Hotel/Condo Site
97680 Overseas Highway – Key Largo, Florida**



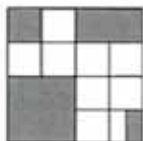
LEGALLY ESTABLISHED FOR 46 UNIT HOTEL/CONDO-HOTEL

Located at Mile Marker 97.7 in Key Largo, Florida, referred to as Rock Harbor by the local residents, the Riptide Hotel/Condo-Hotel site has 155 feet on the bay. With an existing boat ramp and dock, 36 RV Sites and a six unit motel plus an office area and an area for dry boat storage. This property allows for the construction of a 46 unit hotel/condo-hotel project with a restaurant that is an adjunct to the hotel. This property is currently operating as the Riptide RV Park and Motel. As one of the few operating RV parks in the Upper Florida Keys, the project can provide cash flow from the current facilities until a developer decides to construct the hotel project.



Property Highlights

- ★ Unique opportunity to acquire a U.S. 1 / to Florida Bay Hotel/Condo-Hotel Site
- ★ 155' frontage on U.S. 1 and Florida Bay
- ★ Existing Boat Ramp and Dock
- ★ Quick boat access to the ocean
- ★ Existing cash flow from RV Sites and Motel
- ★ Potential to build 46 unit Hotel/Condo-Hotel



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