



*Bayfront*

BOUTIQUE HOTEL IN KEY LARGO

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

KEYS  
REAL ESTATE

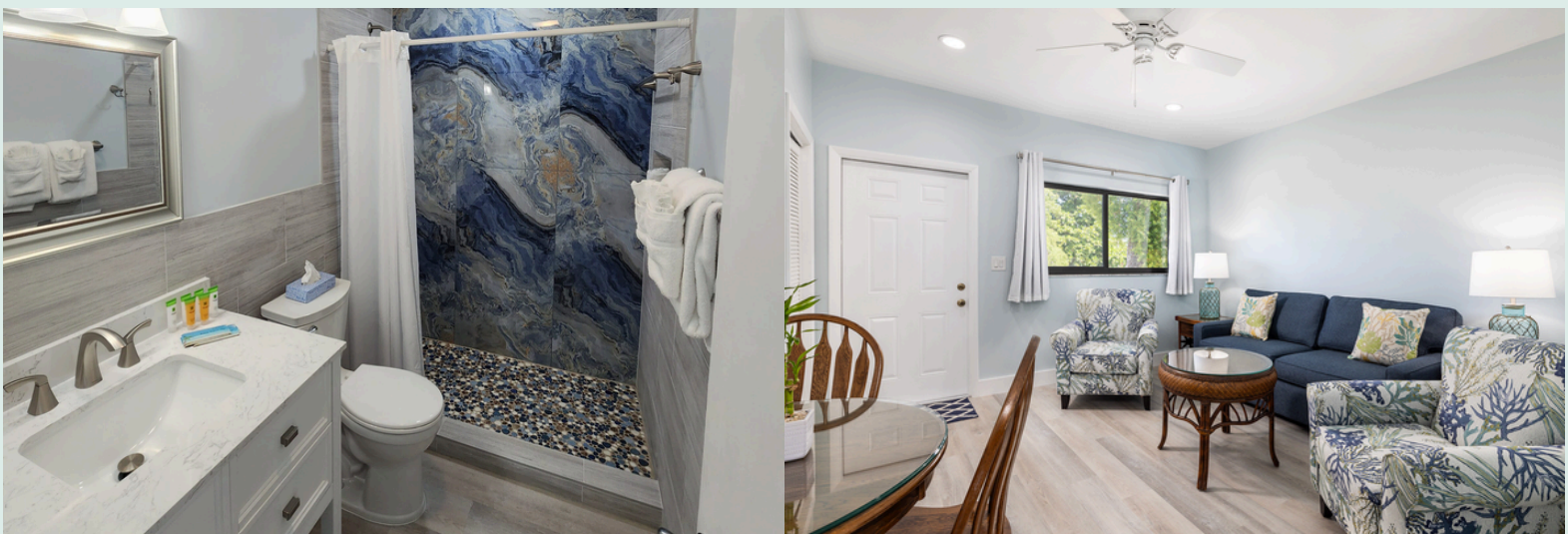




## The Hotel

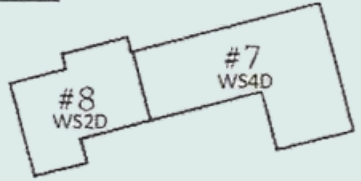
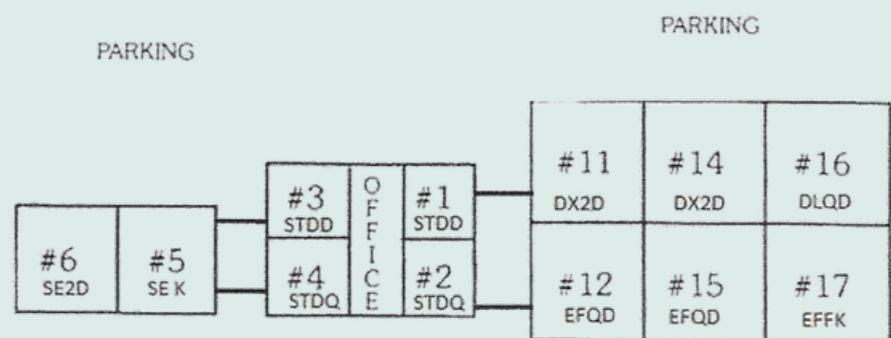
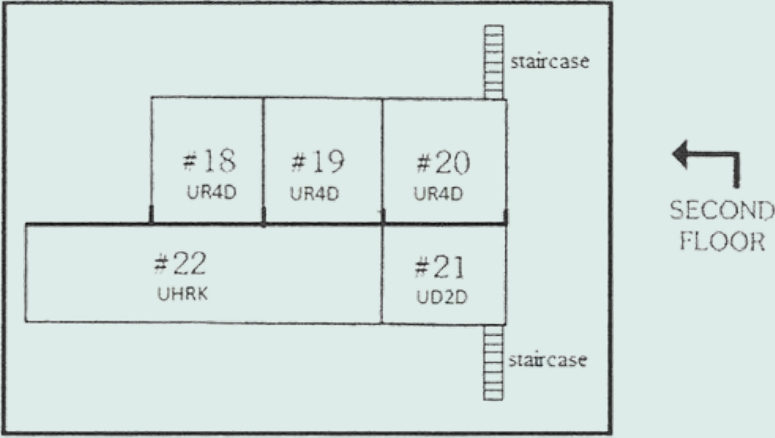
2.8 Acres of commercial bayfront land. The property is currently ran as a quaint 21 unit Key West style hotel and offers separate bungalow rooms overlooking the sunset. Half of the rooms have been beautifully remodeled and updates with new paint, tile, appliances, and furniture. This hotel has been family owned and operated over 30 years. The perfect wedding destination, family retreat, or development opportunity.

# Updated Rooms

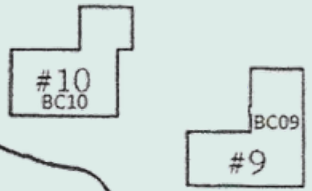


## Other Rooms





PICNIC/BAR-B-QUE



SAND BEACH



FLORIDA BAY

BOAT RAMP



ROOMS WITH FULL KITCHENS - 9 QTY  
(5,6,7,8,9,10,12,15,17)

KITCHENETTES - 12 QTY  
(1,2,3,4,11,14,16,18,19,20, 21,22)



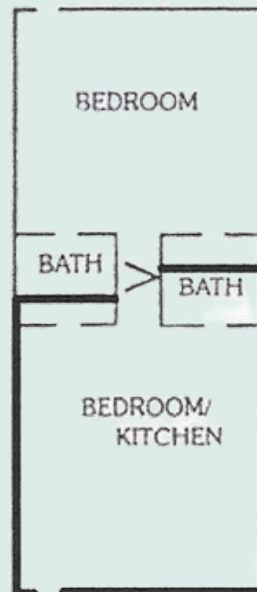
#7

STANDARD BEDROOMS

#1, #2, #3, #4



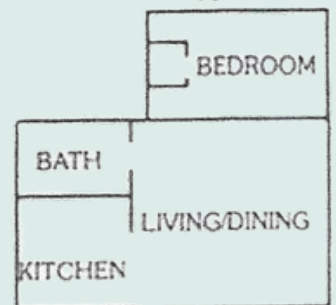
DELUXE  
BEDROOMS  
#11, #14, #16



SECOND  
FLOOR  
BEDROOMS  
#18, #19, #20, #21



#9



#5, #6



#10



EFFICIENCIES  
#12, #15, #17



GROUND FLOOR UNITS ALL UNITS LISTED BELOW WILL HAVE COMPACT  
REFRIGERATOR AND COFFEE MAKER

**#1 STANDARD BDRM** (CITY VIEW)

2 FULL BEDS | GROUND LEVEL

**#2 STANDARD BED ROOM** (POOL VIEW)

1 QU BED | GROUND LEVEL

**#3 STANDARD BDRM** (CITY VIEW)

2 FULL BEDS | GROUND LEVEL

**#4 STANDARD BDRM** (POOL VIEW)

1 QU BED | GROUND LEVEL

**#11 DELUXE BDRM** (CITY VIEW)

2 QU BEDS | GROUND LEVEL

**#14 STANDRAD KING** (CITY VIEW)

1 KING BED | GROUND LEVEL

**#16 STANRD KING** (CITY VIEW)

1 KING BED | GROUND BED

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SECOND FLOOR UNITS WILL HAVE COMPACT REFRIGERATOR,  
MICROWAVE, COFFEE MAKER

**#18 SUPERIOR SUITE** (CITY VIEW)

2 DOUBLE BEDS IN BEDROOM

LIVING ROOM 1 QU SLEEPER SOFA

**#19 SUPERIOR SUITE** (CITY VIEW)

1 KING BED IN BEDROOM

LIVING ROOM 1 QU SLEEPER SOFA

**#20 SUPERIOR SUITE** (CITY VIEW)

1 KING BED IN BEDROOM

LIVING RM. 1 QU SLEEPER SOFA

**#21 SUPERIOR STUDIO** (POOL VIEW)

1 QU BED WITH COMPACT REFRIGERATOR

MICROWAVE AND COFFEE MAKER

**#22 SUPERIOR SUITE** (POOL VIEW)

LARGE SCREEN IN BALCONY

1 KING BED, 1 QU SLEEPER SOFA

STEP DOWN DRESSING AREA

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BEACH FRONT COTTAGES GROUND LEVEL

FULL KITCHENS

#9 BEACH FRONT COTTAGE

2 QU BEDS/1 QU SLEEPER SOFA

#10 BEACH FRONT CABIN

1 KING BED

#7 WATER VIEW 2 BEDROOMS

4 DOUBLE BEDS / 1 FUTON

#8 WATER VIEW 1 BEDROOM

2 FULL BEDS / 1 FUTON

#5 CITY VIEW APT.

1 QU BED/1 QU SLEEPER SOFA

#6 CITY VIEW APT

2 DOUBLE BEDS/1 FULL FUTON

#12 POOL VIEW

1 KING BED

#15 POOL VIEW

2 QU. BEDS

#17 HANDICAP/POOL VIEW

1 QU BED

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ALL UNITS WILL HAVE MICROWAVE, COMPACT

REFRIGERATOR AND COFFEE MAKER

## The Details

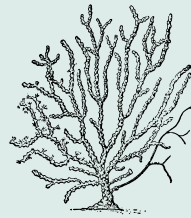
21 hotel rooms

10 have been remodeled

11 have been repainted and mostly refurnished  
(tile and cabinets have not been replaced yet)

Hotel has been family owned and operated for over 30 years. Gross sales reaching \$1.1M - 1.3M each year. Paddle boards and kayaks are free to enjoy during your stay

Dockage is available for guests at \$25 per day



## The Amenities

Private Beach

Swimming Pool

Sunset Pier

Private Dockage

Bonsai Garden

(Bonsai's will not transfer with the sale)

Beach Towels

Kayaks

Paddle Boats

Hammocks

BBQ Grill

Gathering Area

Parking

Wifi

Beach Towels

Laundry

# Value Add Proposition

BOAT / JET SKI RENTALS  
FISHING CHARTERS  
SPA SERVICES OR ONSITE SPA  
GYM  
SNACKS OR FOOD SERVICE  
MOKE OR BIKE RENTAL  
POOL BAR  
RESTAURANT  
PADDLE BOARD AND KAYAK RENTALS  
SUNSET CRUISE CATAMARAN  
WEDDING VENUE  
MORNING COFFEE TRAILER OR BAR  
HOUSE BOATS FOR FLOATING VILLAS  
BEACH YOGA IN THE MORNINGS  
ON SITE ICE

