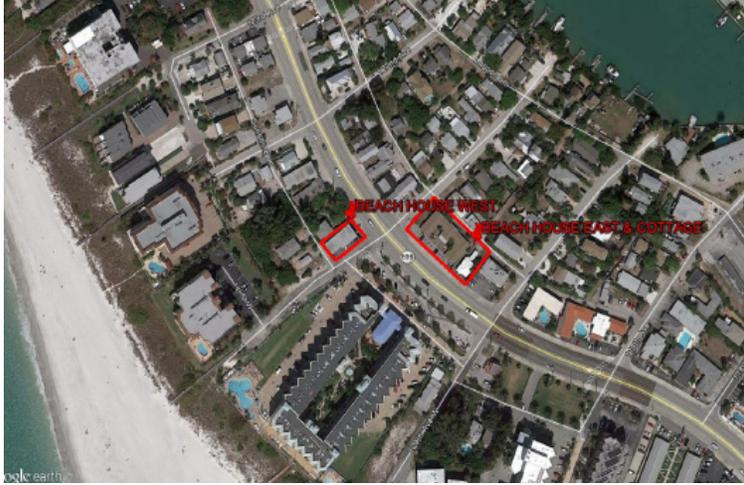


21 TREASURE ISLAND MOTEL UNITS For Sale

12011, 12035, & 12100 GULF BLVD - \$ 1,049,000



Fantastic opportunity to purchase 2 ten unit motels, both on Gulf Blvd corner locations, and an adjacent cottage

Unique situation, with the ten unit Beach House East on the east side of Gulf Blvd, and the ten unit Beach House West on the gulf side

Beach House West is licensed for ten units, but currently operated as eight, and the cottage is a 2br/1ba free standing home

One block to the Gulf of Mexico and its sandy beaches, with public access, and also a short walking distance to Johns Pass Village

Zoned RFH50 on the west, and RFM-30 on the east, these parcels permit condominiums, motel/hotel, condotel, or apartment use

Commercial use is also possible in these zoning districts as a special exception

Pat Calhoon, Commercial Broker 727.542.0998 | pcalhoon@smithandassociates.com | www.patcalhoon.com

1.855.580.3758 www.smithandassociates.com

LEADING REAL ESTATE COMPANIES OF THE WORLD™

Tampa | St. Petersburg | Clearwater

Smith & Associates Real Estate, Inc does not guarantee any representations. Important facts should be confirmed by buyer.

Smith &
Associates Commercial

21 TREASURE ISLAND MOTEL UNITS

For Sale



The total land square footage is 19,361 square feet, with about 217 ft of prime Gulf Blvd frontage

The north end of Treasure Island is experiencing a rejuvenation, with many new projects in the planning and permitting stages

The motels are a mix of small 1 br units, motel rooms, and studios; historical income and expense data is limited, as the properties are being operated by a Trustee

Beach House West was built in 1956, Beach House West in 1952, and the cottage was constructed in 1948

Real estate taxes total about \$ 13,105 for all 3 properties

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY

Pat Calhoun, Commercial Broker 727.542.0998 | pcalhoon@smithandassociates.com | www.patcalhoon.com

1.855.580.3758 www.smithandassociates.com

LEADING REAL ESTATE COMPANIES OF THE WORLD™ Tampa | St. Petersburg | Clearwater
Smith & Associates Real Estate, Inc does not guarantee any representations. Important facts should be confirmed by buyer.

Smith &
Associates Commercial