

MADIERA BEACH GULF BLVD REDEVELOPMENT SITE FOR SALE \$2,499,000



Exceptional opportunity to purchase a future redevelopment site on busy Gulf Blvd in desirable Madeira Beach, across the street from the beaches.

Zoned C-3, allowing for commercial, residential, or a mixed use combination of residential over commercial, with and FAR of 1.2 and height restriction of 30 feet

There is a public beach access catty corner to the site which, if positioning a new building. In that direction, would result in some spectacular Gulf of Mexico views

The three lots total about 24,675 square feet, a little over half an acre, with two corners and about 152 feet of frontage on Gulf Blvd

There is a 3,364 square foot 2 story office building on the southwest corner that is currently occupied by one tenant on a month to month basis

This sale is contingent upon a developer providing 25 parking spaces in perpetuity for the Seller, who owns a motel across Gulf Blvd from the site

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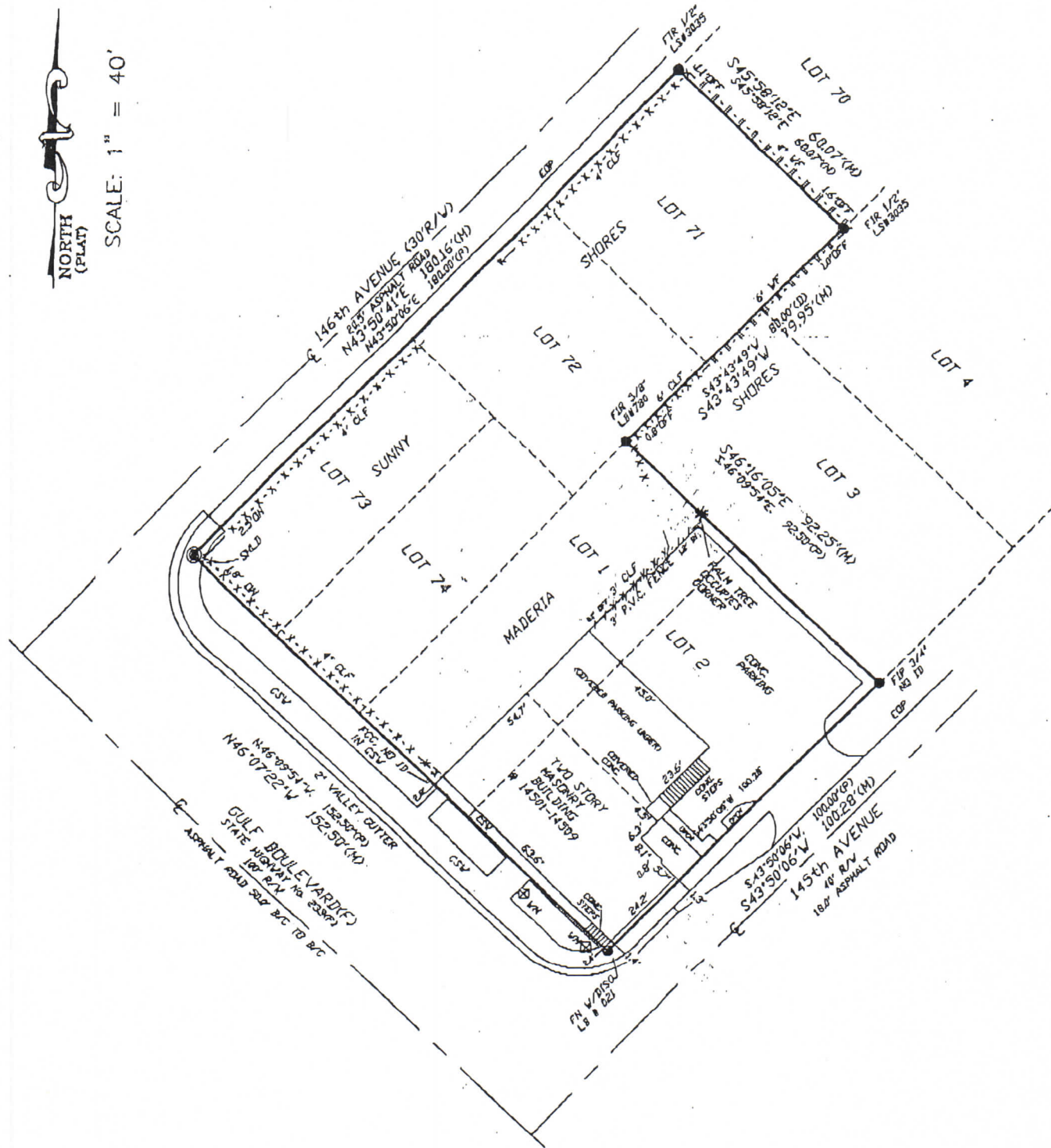
Smith &
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AS-BUILT SURVEY

ADDRESS: MADEIRA BEACH, FLORIDA



SCALE: 1" = 40'



LEGAL DESCRIPTION:

LOTS 1 & 2, MADERIA SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH

LOTS 71, 72, 73, & 74, SUNNY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTES:

all work was done under the supervision of a Florida Registered Land Surveyor. Field work was completed on