

For Sale \$2,995,000

ISLAND HOUSE RESORT HOTEL- 30 UNITS
17103 GULF BLVD



Rare opportunity to purchase a 30 unit hotel in the desirable community of N. Redington Beach, directly on Gulf Blvd and across from the Gulf of Mexico and its sandy beaches

There are 28 extremely large efficiencies, 2 motel rooms, and a 2br/2ba owner's apartment

Originally built as a Best Western, the current owners have operated the motel as an independent for the last 15 years

The lot size is 51,941 square feet, or 1.14 acres, with about 115 feet of frontage on Gulf Blvd, and about 30 parking spaces in front of the hotel, and plenty of overflow parking in the rear

Two story building itself is about 16,300 sq. ft., plus balconies, with a very large heated swimming pool, which is surrounded by tropical patio areas

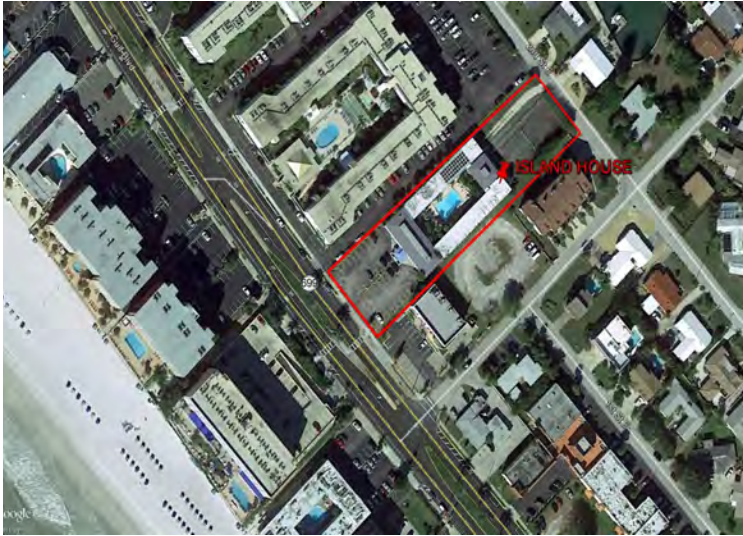
In the rear there is an abandoned tennis court that could be restored; currently the back piece is used for overflow parking, but possibly other hotel amenities could be placed there

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY, AS
EMPLOYEES AND GUESTS ARE UNAWARE OF POTENTIAL SALE

Pat Calhoon, Commercial Broker 727.542.0998
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N REDINGTON BEACH HOTEL

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Zoning in the front 2/3 of the property is C-L, or Commercial Light, and in the rear 1/3 RM-15, or Residential Medium

This is located across the street from the Doubletree Resort, a Hilton flag motel, which results in many referrals back to the Island House

Ideal for an experienced motel operator choosing to upgrade the interior of the units, and either operating as an independent or putting a small flag in place

Similar operations along the Pinellas County beaches average \$ 15,000 - \$ 18,000 in room revenue per unit per year and occupancy rates are approximately 70%

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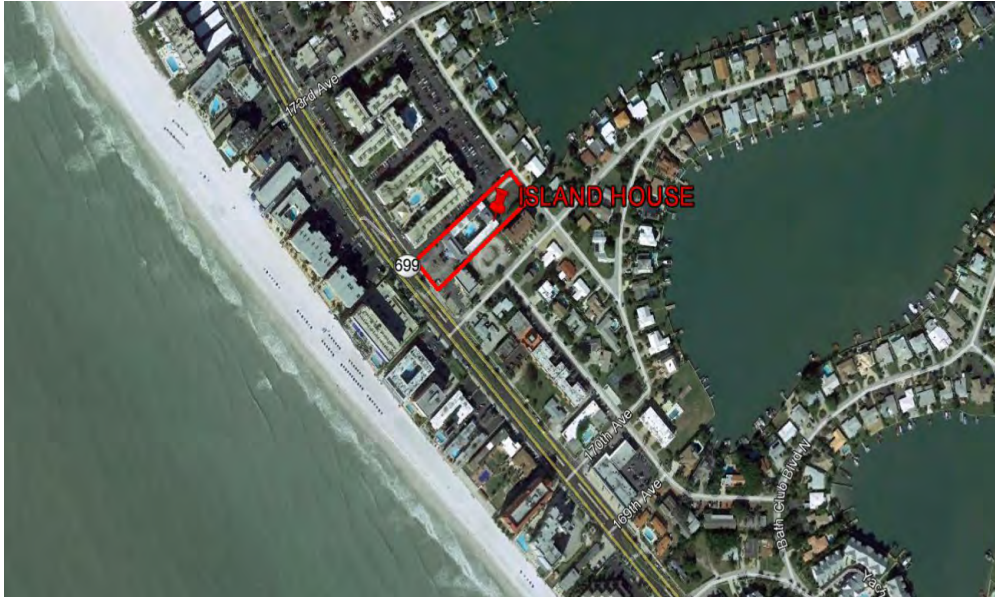
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Smith &
Associates Commercial

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Hotel Rates

	MOTEL ROOM 2 DBL BEDS		LARGE EFFICIENCY 2 DBL BEDS WITH A KITCHEN		DELUXE EFFICIENCY 2 DBL BEDS W/SOFA OR KING BED W/ SOFA & KITCHEN	
	DAY	WEEK	DAY	WEEK	DAY	WEEK
JAN 31	\$55.00	\$371.00	\$65.00	\$441.00	\$75.00	\$511.00
FEB 28	\$70.00	\$476.00	\$85.00	\$581.00	\$95.00	\$651.00
APR 30	\$80.00	\$546.00	\$95.00	\$651.00	\$105.00	\$721.00
AYS ASON)	\$65.00		\$75.00		\$85.00	

RATES ARE BASED ON DOUBLE OCCUPANY

- 2 Children 12 and under stay free - \$10/additional child
- No refunds for early check-out
- No personal checks
- No pets
- Parking limited to one car per unit
- Rooms subject to minimum stay during peak periods and holidays



100' RIGHT-OF-WAY - GULF BLVD

6 LANES ASPHALT
 RADIUS 6808.55'
 ARC = 120.00'
 CHORD = 119.98'
 CH.B.R. N. 40 33' 43" W.

50.0'

50.0'

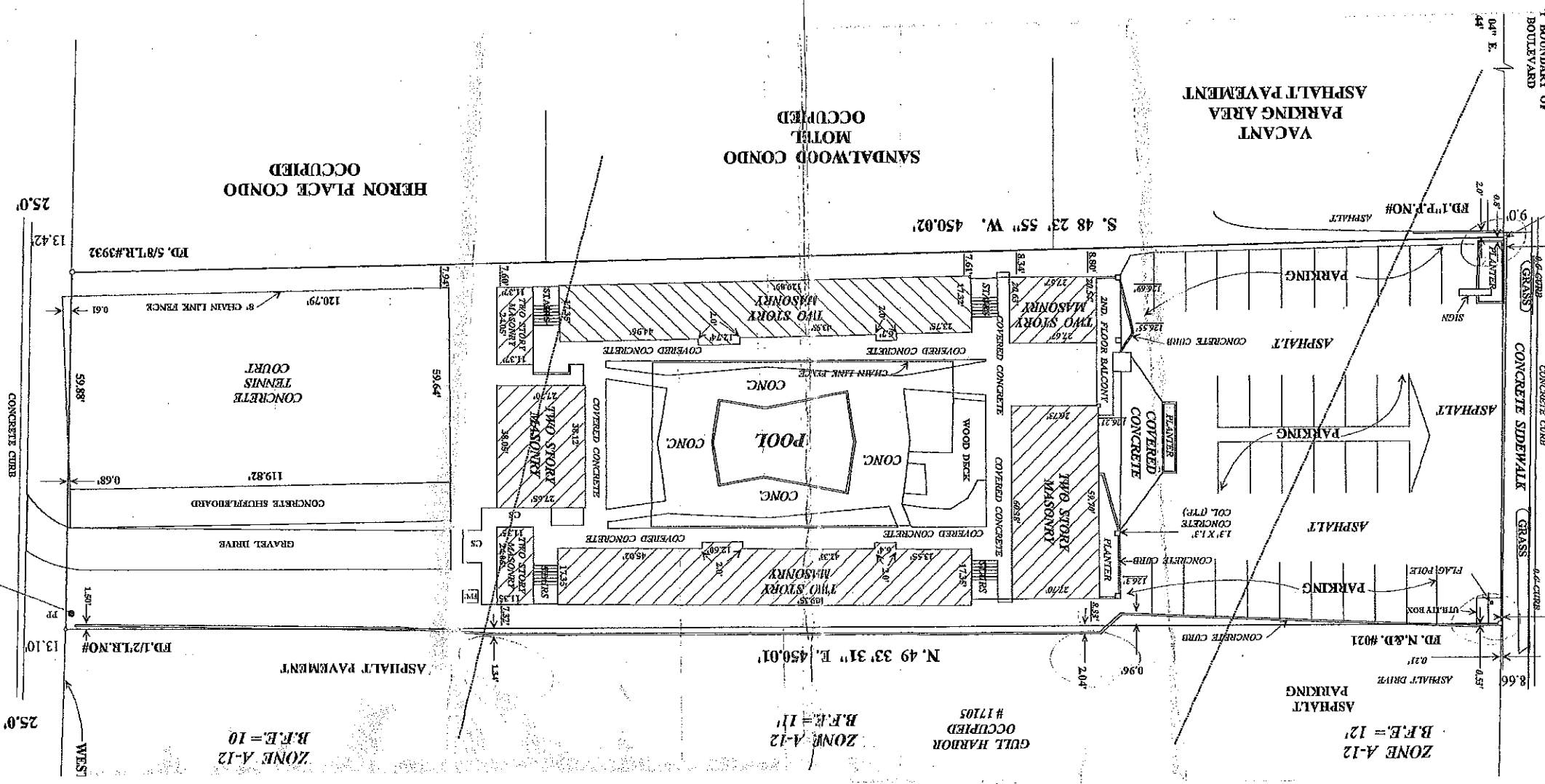
BOUNDARY OF BOULEVARD

VACANT PARKING AREA
 ASPHALT PAVEMENT

SANDALWOOD CONDO OCCUPIED
 MOTEL

HERON PLACE CONDO OCCUPIED

GULF BOULEVARD



RADIUS = 6358.55'
 ARC = 110.88'
 CHORD = 110.87'
 S. 40 31' 45" E.

2ND STREET EAST
 50' RIGHT-OF-WAY

25.0'

25.0'

WEST