

For Sale \$3,599,000

BAYSIDE INN & MARINA - 25 UNITS & 12 BOAT SLIPS 11365 GULF BOULEVARD



Rare opportunity to purchase a 25 unit hotel in the desirable community of Treasure Island, directly on the Intercoastal Waterway and across from the Gulf of Mexico and its sandy beaches

200 linear feet of water frontage, with all new seawall, docks and boat slips; utilities are available for each slip, which can accommodate a 32" draft

Beach access for the guests is across Gulf Blvd, with the wide deep beaches of Treasure Island

The Bayside was recently remodeled from top to bottom, inside and out, and is in beautiful condition, with a sun deck, patio areas, heated pool and lovely tropical landscaping

There are 22 efficiency suites with kitchenettes and 3 double bed motel rooms, along with the office areas, storage rooms, and laundry facilities

The lot size is 36,783 square feet, or .84 acres, with 200 feet of frontage on Gulf Blvd, and about 25 parking spaces

The two story building itself is about 9,484 sq. ft. plus balconies and carport and was built in 1956 of block construction

Zoning is RFM-30, which would allow for 30 units per acre for a new hotel facility, or 15 per acre if residential condominiums

Income and expense information is available with an executed confidentiality agreement

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

For additional information or to schedule an appointment to tour the property, please contact:

Pat Calhoun, Commercial Broker 727.542.0998 | pcalhoun@smithandassociates.com | www.patcalhoun.com

TREASURE ISLAND WATERFRONT HOTEL

For Sale \$3,599,000



1.800.521.7045 www.smithandassociates.com

LEADING REAL ESTATE COMPANIES OF THE WORLD™ Tampa St. Petersburg Clearwater Beaches

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

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