

BEACH MOTEL & CAFE

For Sale \$2,249,000

MALIBU RESORT MOTEL & CAFE - 25 UNITS 17001 GULF BLVD, N. REDINGTON BEACH



Rare opportunity to purchase a 25 unit motel with a café in the desirable community of N. Redington Beach, directly on Gulf Blvd. and across from the Gulf of Mexico

With the exception of large gulf front hotels, there are virtually no other motels in Pinellas County that have a restaurant facility along with motel rooms

With its commercial kitchen, this roughly 900 square foot space, would be ideal for a Bed & Breakfast, ALF or simply a beach bar/café with inside and outside patio seating

There are 12 large studios/efficiencies, 10 motel rooms, and 3 1br/1ba apartments, as well as a laundry room, office, and multiple storage areas

The lot size is 24,000 square feet, with 100 feet of frontage on Gulf Blvd.; about 23 parking spaces, and plenty of street parking around the property

The two story building and café total about 10,332 sq. ft., plus balconies, with a very large heated swimming pool that is surrounded by a spacious tropical large patio area

Behind the property there is a nice small park, and the motel is well located for easy beach access, and nearby shopping and dining

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1.855.580.3758 www.smithandassociates.com

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Associates Commercial

BEACH MOTEL & CAFE

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This property is best suited for an experienced owner/operator, as the books and records reflect the absentee owner's difficulties with recent management changes

Similar updated motel operations along the Pinellas County beaches average \$20,000 - \$25,000 in room revenue per unit per year

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



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Rates and Room Descriptions

Fall/Winter (Jan. 1 to April 15)

Spring/Summer (April 16 to Dec. 31)

Motel Room

Motel Room

1 queen bed = \$110 (daily) ~ \$670 (7 days) ~ \$2560 (28 days)

1 queen bed = \$95 (daily) ~ \$565 (7 days) ~ \$2140 (28 days)

2 double beds = \$120 (daily) ~ \$740 (7 days) ~ \$2840 (28 days)

2 double beds = \$105 (daily) ~ \$635 (7 days) ~ \$2420 (28 days)

Studio

Studio

1 queen bed = \$130 (daily) ~ \$810 (7 days) ~ \$3240 (28 days)

1 queen bed = \$110 (daily) ~ \$670 (7 days) ~ \$3080 (28 days)

2 double beds = \$145 (daily) ~ \$915 (7 days) ~ \$3460 (28 days)

2 double beds = \$120 (daily) ~ \$770 (7 days) ~ \$2960 (28 days)

2 queen beds = \$155 (daily) ~ \$985 (7 days) ~ \$3740 (28 days)

2 queen beds

\$140(daily) ~ \$880 (7 days) ~ \$3520 (28 days)

One bedroom apartment

*2 night minimum

\$180 (daily) ~ \$1160 (7 days) ~ \$4540 (28 days)

One bedroom apartment

*2 night minimum

\$155 (daily) ~ \$985 (7 days) ~ \$3840 (28 days)

Please note all rates are subject to change and are the approximate daily rates for the rooms and times noted and does NOT include tax Rates noted will increase for holidays and special events.

~Check in = 2:30 p.m.~

~Check out = 10:30 a.m.~

~Pet friendly to DOGS UNDER 20 pounds, limit two dogs per room, \$20.00 Cleaning Charge as well as additional \$10 for one pet per day stay rate and \$5.00 for additional pet ~ We regret the raise in costs for your pet(s) stay; however after careful consideration we feel this was best to continue to offer these privileges to our guests.

~Please remember we pride ourselves in being a clean, quaint, vintage hotel and be prepared to be treated like family~

Please Contact Management for weekly & monthly reservations; Thank you!

Room Descriptions

Motel Rooms (sleeps two)

one or two beds, cable television, mini refrigerator, bathroom with tub/shower combo, closet, a/c and heat, ceiling fan

Studio Rooms (sleeps up to four)

one or two beds, stove top (2 burner), refrigerator/freezer, microwave, toaster, coffee maker, dishes, small dining table/chairs, cable television, bathroom with tub/shower combo, closet, a/c and heat, ceiling fan

One Bedroom Apartment (sleeps up to four)

Living area with sleeper sofa, cable television, small dining area with table/chairs, kitchen (stove top, refrigerator/freezer, microwave, toaster, coffee maker, dishes), one queen bed in bedroom, ceiling fan