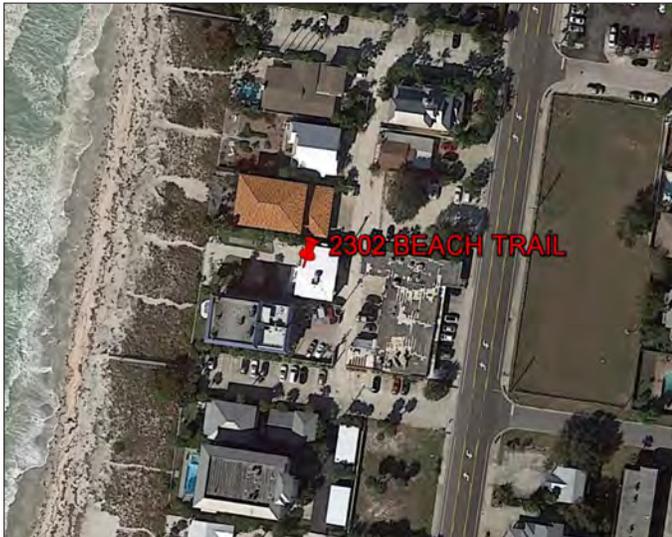


For Sale \$1,799,000

## 2302 BEACH TRAIL INDIAN ROCKS BEACH



Rare opportunity to purchase a gulf front piece of property directly on the Gulf of Mexico sandy beaches in the desirable community of Indian Rocks Beach

There are 60 linear feet of gulf frontage and the lot is 160 feet deep

Currently operated as a three unit rental property, this site is ideal for redevelopment as 6 condos, 6 vacation units, or as a spectacular single family residential home

Height restrictions in the CT zoning district are 36 feet above the pilings, or likely three floors above parking

The rental business, Tommy's On The Beach, offers two 2br/1ba upstairs apartments, and one large 1br/1ba unit, all facing the beach, and will provide a nice income while a Buyer makes their development plans

Income and expense information is available with an executed confidentiality agreement

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY,  
AS GUESTS ARE UNAWARE OF A 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](mailto:pcalhoun@smithandassociates.com) | [www.patcalhoun.com](http://www.patcalhoun.com)

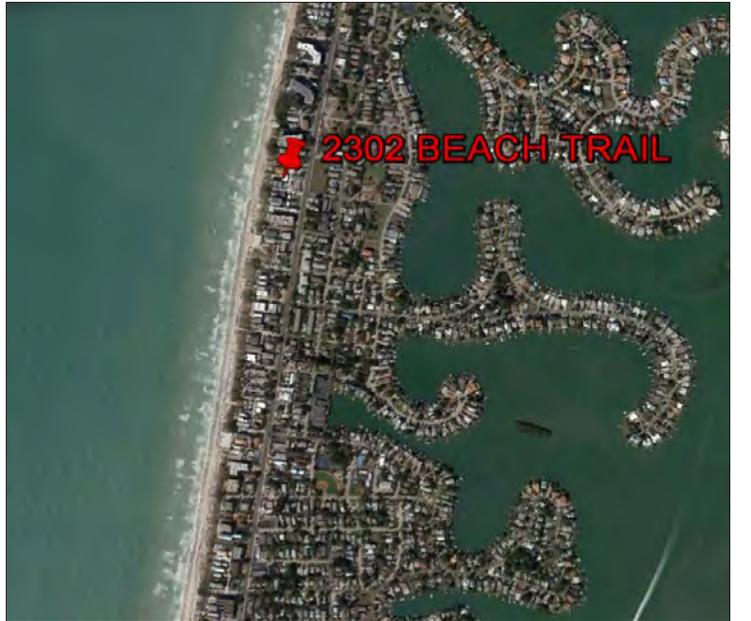
1.800.521.7045 • [www.smithandassociates.com](http://www.smithandassociates.com)

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

Smith &  
Associates Commercial

# GULFFRONT REDEVELOPMENT SITE

For Sale \$1,799,000



1.800.521.7045 [www.smithandassociates.com](http://www.smithandassociates.com)

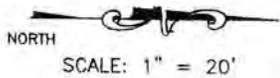
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**Associates Commercial**

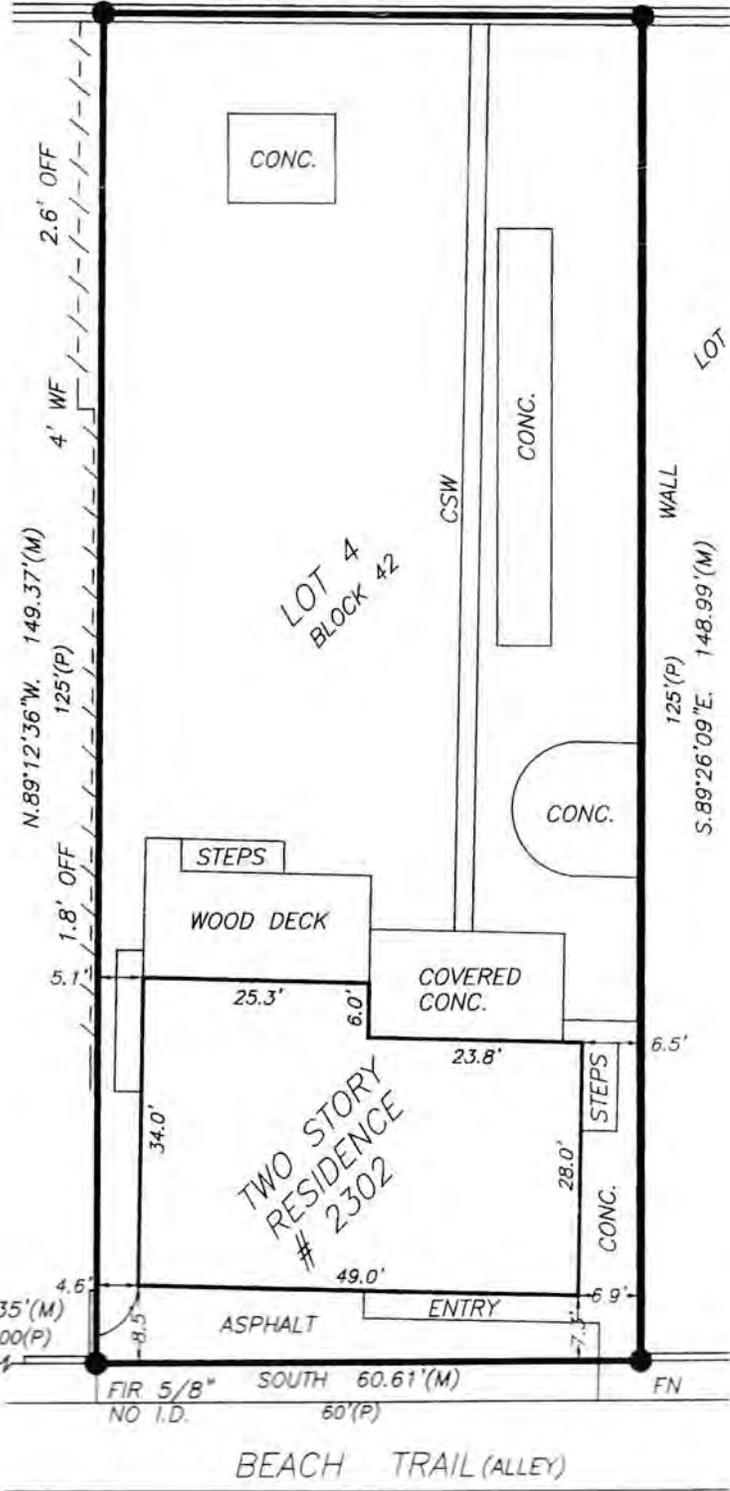
# BOUNDARY SURVEY

ADDRESS: 2302 BEACH TRAIL  
 INDIAN ROCKS BEACH, FLORIDA  
 GULF OF MEXICO



FN/D NO I.D. N.00°21'20"E. 60.02'(M)  
 SEAWALL 60'(P) FCC

LOT 4, BLOCK 42, REREVISED MAP OF INDIAN BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 6 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH (BUT WITHOUT WARRANTY) ALL LAND AND SUBMERGED LAND LYING BETWEEN AND BOUNDED BY THE WESTERLY EXTENSION OF THE NORTH AND SOUTH LINE(S) OF SAID LOT, EXTENDING FROM THE WEST PROPERTY LINE INTO THE NAVIGABLE WATERS OF THE GULF OF MEXICO, INCLUDING ALL RIPARIAN AND LITTORAL RIGHTS AND RIGHTS OF ACCRETION AND TOGETHER WITH THAT PORTION OF VACATED BEACH DRIVE LYING WITHIN THE WESTERLY EXTENSION OF THE NORTH AND SOUTH LINES OF SAID LOT.



*Janet B. Bowers*  
 Janet B. Bowers

FN/D PLS 4931  
 S.E. CORNER LOT 5, BLOCK 42

W  
T  
O  
Z

\*\* This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, right-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.

**LEGEND:**

A = ARC	DE = DRAINAGE EASEMENT	MH = MANHOLE
BM = BENCH MARK	EOP = EDGE OF PAVEMENT	OHP = OVERHEAD POWER LINE
BRG = BEARING	EOW = EDGE OF WATER	P = FLAT
C = CURVE	FCC = FOUND CROSS CUT	PC = POINT OF CURVATURE
CALC = CALCULATED	FCM = FOUND CONCRETE MONUMENT	PCP = PERMANENT CONTROL POINT
CB = CATCH BASIN	FH = FIRE HYDRANT	PI = POINT OF INTERSECTION
CHB = CHORD BEARING	FIP = FOUND IRON PIPE	PP = POWER POLE
CH = CHORD	FIR = FOUND IRON ROD	R = RADIUS
CLF = CHAIN LINK FENCE	FN = FOUND NAIL	SIP = SET IRON PIPE
CONC. = CONCRETE	FPP = FOUND PINCH PIPE	SIR = SET IRON ROD WITH CAP # 4495
CSW = CONCRETE SIDEWALK	M = MEASUREMENT	UE = UTILITY EASEMENT
D = DEED		WB = WATER BOX
		WF = WOOD FENCE

FLOOD INFORMATION: ZONE: AE E 11 & 12

LEGAL: SECTION: 1 TOWNSHIP: 30S RANGE: 14E

CERTIFIED TO: THOMAS N. BOWERS & JANET B. BOWERS CLIFFORD E. CASE JR. & JEAN M. CASE