

# 14 UNIT CLEARWATER BEACH MOTEL

In Heart of Redevelopment Area

FOR SALE

## 225 Coronado Drive

Clearwater, FL 33767 - Sale: \$1,650,000



<b>Units:</b>	Fourteen including owners apartment
<b>Building Size:</b>	Total of 6,076 Sq Ft, plus storage areas, as per public records
<b>Year Built:</b>	1952
<b>Lot Size:</b>	17,000 Sq Ft, with frontage on two roads
<b>Potential Use:</b>	20 units in a 5 story building
<b>Zoning:</b>	"T" Tourist Development District
<b>Municipality:</b>	Clearwater Beach
<b>Annual Income:</b>	Available with executed confidentiality agreement
<b>Real Estate Taxes:</b>	\$11,752
<b>Waterviews:</b>	Views of both the Gulf of Mexico & the Intercoastal

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

**Pat Calhoon, Commercial Broker 727.542.0998**

**[pcalhoon@smithandassociates.com](mailto:pcalhoon@smithandassociates.com)**

**[www.patcalhoon.com](http://www.patcalhoon.com)**

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

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**Smith &  
Associates Commercial**

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Fabulous opportunity to purchase future redevelopment site in the heart of world famous Clearwater Beach.

Currently run as a 13 unit motel, plus an owners apartment, with excellent views of both the Gulf of Mexico and the Intercoastal waterway.

One block from the white sandy beaches of the Gulf, and across the street from deep water views.

17,000 Sq Ft lot will allow for a five story building, with 20 potential motel units.

Motel provides income until site is ready for redevelopment.

Three block construction buildings built in 1952, with about 6,026 leasable sq ft.

1 motel room, 4 efficiencies, 8 one bedroom apartments plus owners apartment.

Strictly confidential; No sign on property, and shown by appointment only.

Income and expense details are available with executed confidentiality agreement.

Frontage on both Coronado and Hamden Drives, with signs on both streets.

15 Parking spaces provide more than adequate parking; Rare for the beach.

Large heated pool and spacious deck areas.



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## 225 Coronado Drive



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GOLDEN VILLA MOTEL  
225 Coronado Drive  
Clearwater, Fl. 33767  
(727) 442-9404

**RATES ARE FOR ONE OR TWO PERSONS**

	<u>Feb - April 15</u>	<u>April 16--Jan</u>
<b>One Bdrm Apartment</b>	\$ 615/90	\$ <del>545/80</del> 585/85
<b>Efficiency</b>	510/75	440/65
<b>Motel Room</b>	65	60

**12% Tax is not included in the above rates. Payment due upon check-in.  
Extra Person(s) \$ 10 Per Day  
Special Events/Weekends rates may be increased.**

**Website: [www.Goldenvillaclearwater.com](http://www.Goldenvillaclearwater.com) E-mail: [Goldvilla@aol.com](mailto:Goldvilla@aol.com)**

One bedroom apartments will accommodate up to four people. One separate bedroom, fully equipped kitchen, dining area, living room, tile bath, heat/AC, and cable T.V.

Efficiencies can accommodate from one to three people. Fully equipped kitchen, dining area, tile bath, heat/AC, and cable T.V.

Motel room will only accommodate two people. Small refrigerator, Microwave, shower only, heat/AC, and cable T.V.

We have a large swimming pool, daily and weekly maid service, gas grill, and two off-street private courtyards. We can accommodate only one vehicle/parking spot per rented unit. We are one block to the beach, one block to Pier 60, and one block to the Marina. We are within walking distance to restaurants, shopping and night time entertainment.

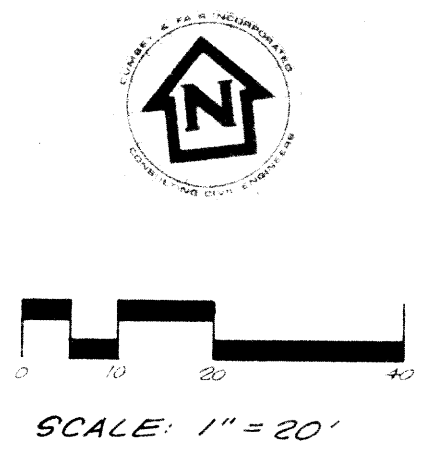
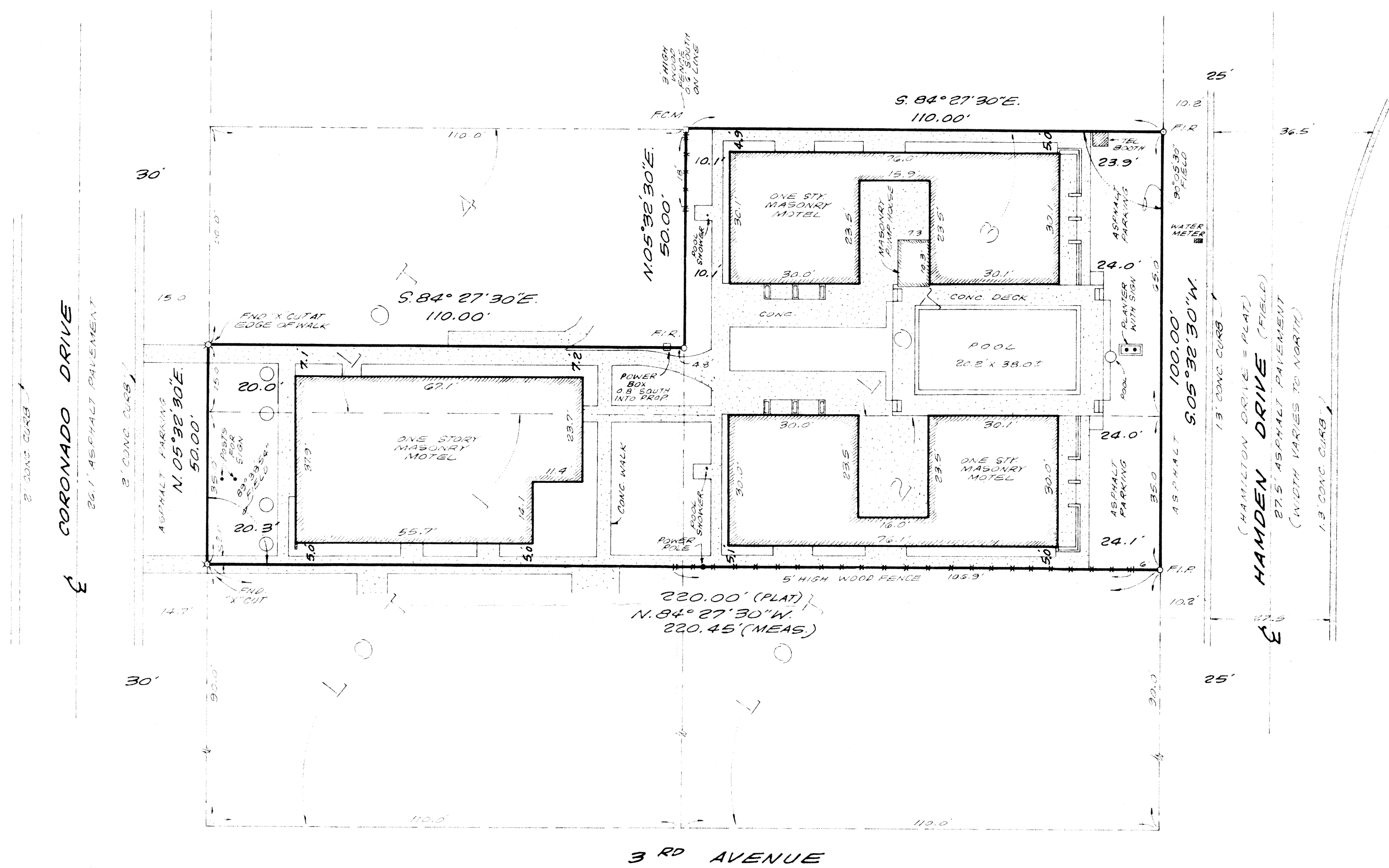
**DEPOSITS: We require a \$ 75 Non-refundable deposit, per unit reserved.**

**CANCELLATIONS: We request a courtesy call. Any deposit amount paid over \$ 75 per unit will be refunded.**

**LOCATION: We are on South Beach. When negotiating the traffic circle, get off at the Coronado Drive exit. Go straight; we are the on the left.**

**Check in time: 1:00 P.M. Check out time: 10:00 A.M.**

**NO PETS ALLOWED**



**OCCUPATION SURVEY OF**

LOT 3, TOGETHER WITH THE NORTH 35.00 FEET OF LOTS 1 AND 2, AND THE SOUTH 15.00 FEET OF LOT 4, "A REPLAT OF LOT 3 IN BLOCK B OF COLUMBIA SUBDIVISION", AS RECORDED IN PLAT BOOK 26, PAGE 75, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SECTION 8, TOWNSHIP 29 SOUTH, RANGE 15 EAST

I hereby certify that the survey represented hereon meets the requirements of Chapter 21 HH-6, Florida Administrative Code. THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

*David L. Hurley*  
 David L. Hurley, I.S. #3626

4/21/63  
 DATE

PREPARED BY  
**CUMBEY & FAIR INC.**  
 CONSULTING CIVIL ENGINEERS  
 ENGINEERING - PLANNING - LAND SURVEYS

2401 Enterprise Road  
 Clearwater, FL 33515

**GOLDEN VILLA MOTEL**

J.N. 0449