

17 UNIT GULF FRONT MOTEL

For Sale

14500 & 14550 GULF BLVD, MADEIRA BEACH
\$2,199,000 - Shown By Appointment Only



Outstanding opportunity to purchase a 17 unit gulf front hotel at 14500 & 14550 gulf blvd, with 100 feet of frontage on the beautiful sandy beaches.

The Schooner Hotel was beautifully remodeled and modernized in January of 2012, resulting in very strong and increasing room rental numbers.

Large gorgeous swimming pool, with covered patio and large sun deck areas

A large vacant overflow parking lot across Gulf Blvd is also part of the package and will be conveyed at time of closing.

Unit mix consists of 12 motel rooms (5 are kitchenettes), 4 one bedroom apartments, and 1 two bedroom apartment.

One of the units is currently used as a managers apartment, with a private patio and great views

Strictly confidential, and shown by appointment only on weekdays, during business hours

Pat Calhoon, Commercial Broker 727.542.0998 | pcalhoon@smithandassociates.com | www.patcalhoon.com

1.855.580.3758 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

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The property on the Gulf is approximately 100 feet wide, and 128 feet deep, and the parking lot across the street is 180 x 60.

The two gulf front buildings were built in 1947 & 1956 of block construction, and total about 7,567 of useable space, plus porches and decks.

During the recent renovations, every room received new tile floors, painted walls/ceilings, beds/bedding, bathrooms (sinks, toilets, showers), appliances including flat-screen TV's, and furniture.

All Standard and Deluxe hotel rooms now have new very quiet PTAC air/heat units.

Outside both buildings were repainted, as well the pool deck; all of the old pool furniture has been replaced with the latest vinyl pool chairs and lounges.

Income and expense information is available with an executed confidentiality agreement

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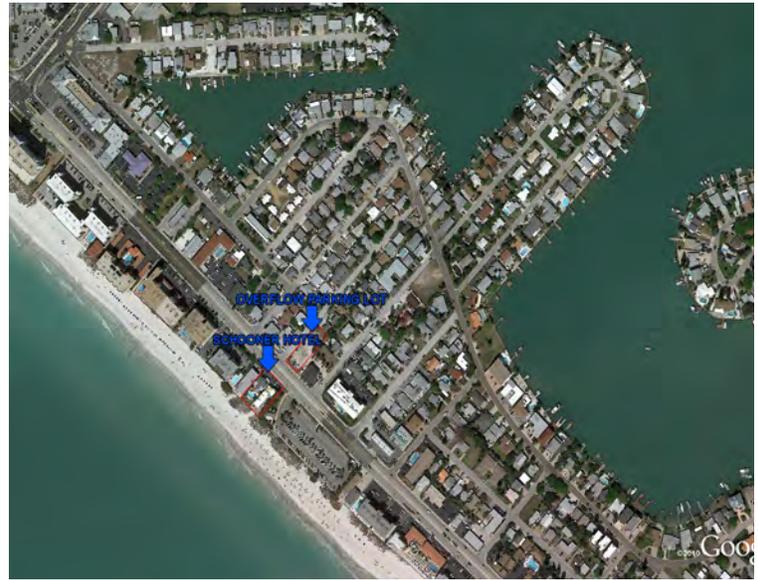
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Well located along Pinellas County's famous stretch of white sugary sand beaches, the Schooner is a short distance to many attractions and amenities.

The beach trolley is a convenient way to visit Johns Pass Village, Clearwater Beach, St Pete Beach, and the many fabulous restaurants and shopping spots along Gulf Blvd

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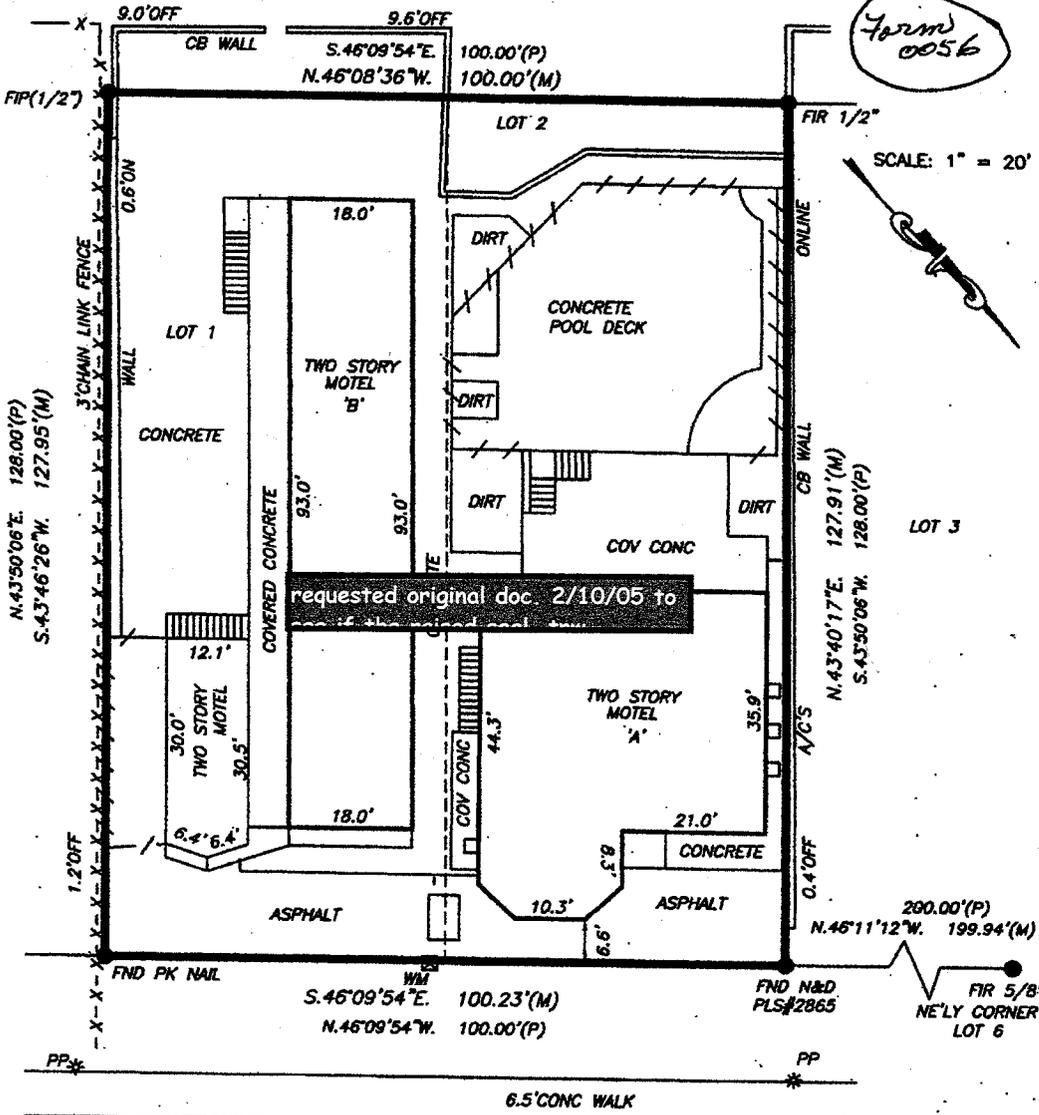
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AS-BUILT SURVEY

ADDRESS: 1450 GULF BOULEVARD
MADEIRA BEACH, FLORIDA



NOTE: THE SUBJECT PROPERTY APPEARS TO LIE IN THREE (3) FLOOD ZONES:
ZONE VE, ELE. 14.0; ZONE VE, ELE. 13.0 & ZONE AE, ELE. 13.0

GULF BOULEVARD 100'R/W
ASPHALT PAVEMENT 62.0' B/C TO B/C

NOTES:
THIS SURVEY WAS MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR, FIELD WORK WAS COMPLETED ON 11-01-04, WHICH IS THE DATE OF THE SURVEY.

BASIS OF BEARINGS: RECORD PLAT & ROTATED TO THE ELY BOUNDARY LINE. RECORD BEARING BEING $N. 46^{\circ}09'54'' W.$
SEE REVERSE SIDE FOR OTHER NOTES, ABBREVIATIONS, AND LEGEND.

FLOOD INFORMATION: ZONE: (SEE NOTE ABOVE) NUMBER: 12103C0191G DATE: 09-03-03	LEGAL: SECTION: 09 TOWNSHIP: 31 RANGE: 15 LOTS 1 AND 2, SUNNY SHORES, AS RECORDED IN PLAT BOOK 24, PAGE 15 ACCORDING TO THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.	CERTIFIED TO: SOUTH BROADWAY AT SIMPSON CENTER, LLC BRANCH BANKING & TRUST CO. EARNEST L. MASCARA, P.A. HOLLAND & KNIGHT, LLP COMMONWEALTH LAND TITLE INSURANCE CO.
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SURVEY PROS, INC.

SURVEY PROS, INC.
LICENCED BUSINESS No. 7252
1425 GULF TO BAY BLVD.
CLEARWATER, FLORIDA 33755
PH. (727) 449-9010 FAX (727) 449-8006

CERTIFICATION:
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PRESSED SEAL OF A FLORIDA SURVEYOR & MAPPER

FIELD WORK BY: MB	DATE: 10-28-04	REVISION DATE:	PAGE #
DRAWN BY: BW	DATE: 11-01-04	1: 2: 3:	JOB # 04-962

Frederick S. Bachmann 11/13/04
FREDERICK S. BACHMANN
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5174

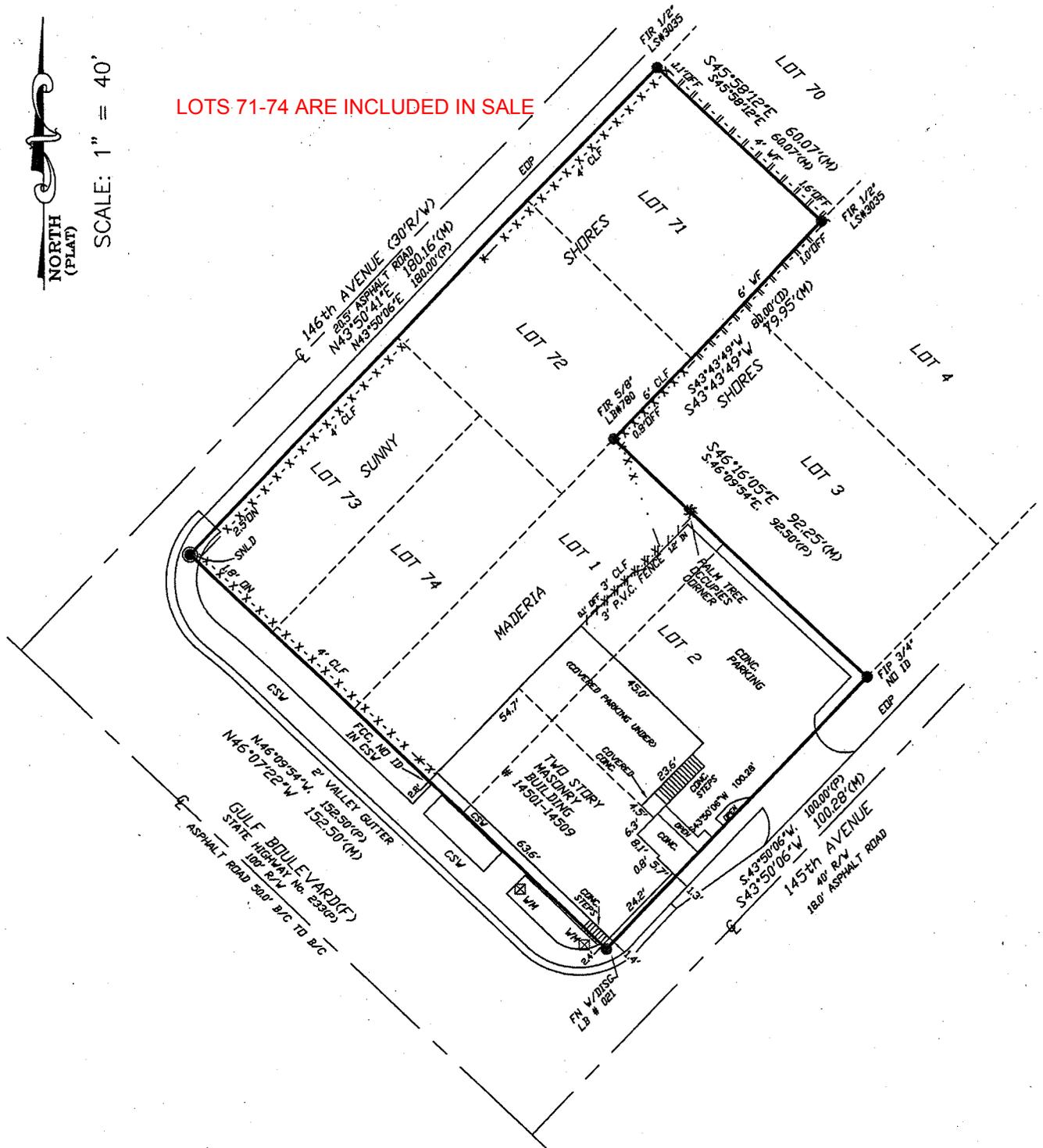
AS-BUILT SURVEY

ADDRESS: MADERIA BEACH, FLORIDA



SCALE: 1" = 40'

LOTS 71-74 ARE INCLUDED IN SALE



LEGAL DESCRIPTION:

LOTS 1 & 2, MADERIA SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH

LOTS 71, 72, 73, & 74, SUNNY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTES:

This survey was made on the ground under the supervision of a Florida Registered Land Surveyor. Field work was completed on 12-02-03, which is the date of survey.

Bearings are based on the northwesterly R/W of 145th Ave. having a platted bearing of S.43°50'06"W.

See reverse side for other notes, abbreviations and legend.

FLOOD INFORMATION: ZONE: "AE" EL. 12.0' NUMBER: 12103C0191-G DATE: 09-03-03	LEGAL: PLEASE SEE ABOVE	SECTION: 9 TOWNSHIP: 31S RANGE: 15E	CERTIFIED TO: LEVEL 10 DEVELOPMENT, LLC. BB&T HERITAGE TITLE ATTORNEYS' TITLE INSURANCE FUND
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This survey is not valid without the signature and original raised seal of a Florida Surveyor & Mapper.

FIELD WORK BY: TNT SG	DATE: 09-03-04	REVISION DATE: 1: 2: 3:	PAGE #
DRAWN BY: KCS	DATE: 09-10-04	JOB # 04-854	

Frederick S. Bachmann
 Florida Professional Land Surveyor Number 5174

9/14/04
 Date of Signature