

INDIAN ROCKS BEACH LAND

For Sale \$999,000

GULF BLVD, INDIAN ROCKS BEACH



Excellent opportunity to purchase 3 adjacent lots with direct Gulf Blvd Frontage in desirable Indian Rocks Beach between 8th & 9th Ave

Rare location on the west side of the road, ½ block from the Beach, across a small Road known as Beach Trail, with direct access just steps away

Lot size is 147 feet x 115 feet for a total of 16,905

CT (Commercial Tourist) zoning allows for hotels or condominiums; density for condos is 30 units per acre, or 11 units on this size land

Construction could take advantage of both Gulf of Mexico views and the expansive Intercoastal waterway views to the East

Height restrictions in the CT zoning district are 36 feet above the pilings, or likely 3 floors above parking, and the impervious surface ratio is 70%

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