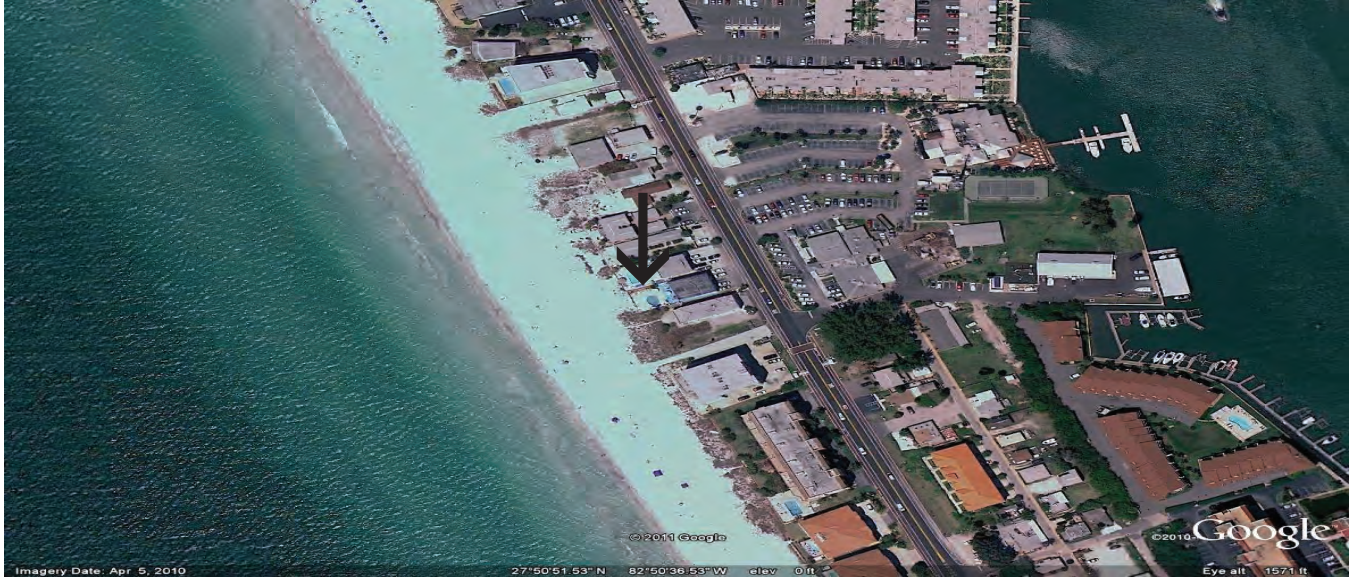


5 UNIT GULF FRONT COMPLEX FOR SALE

\$1,299,000

19306 Gulf Boulevard Indian Shores, FL 33785



Units:	5 apartments titled as condominiums
Building Size:	Total of 4,815, plus outside deck areas
Year Built:	1971
Lot Size:	150 feet deep, and 50 feet width along the beach
Type of Rentals:	Seasonal and short term
Unit Sizes:	4 - 2 Bedroom 1 Bath units and one large 1Br/1Ba unit
Municipality:	Indian Shores
Beach Access:	Direct Gulf Front Access
Real Estate Taxes:	\$15,899
Swimming Pool:	Large heated pool on the beach side

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

Pat Calhoun, Commercial Broker 727.542.0998
pcalhoon@smithandassociates.com
www.patcalhoun.com

1.800.521.7045 • 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

5 UNIT GULF FRONT COMPLEX FOR SALE

\$1,299,000

19306 Gulf Boulevard Indian Shores, FL 33785



Back View of Building



Swimming Pool and View of Beach



View from Street

Incredible Opportunity to purchase a five unit block building located directly on the white sands of the Gulf of Mexico, in the desirable Indian Shores community.

Titled as condominiums for over 20 years, but none were ever offered for sale; Offering a purchaser the option of keeping As-Is, or selling individual units.

This is a three story building, with two 2Br/1Ba units on each of the top two floors, and a large 1Br/1Ba first floor unit with an attached 1Br/1Ba mother in law apartment; could be a 2Br/2Ba unit.

Lot size is 50' wide and about 150' deep, and RFM zoning would allow for 3 large condominiums, if site were to be redeveloped.

The four 2BR/1BA units are about 885 Sq Ft each, and the first floor unit is 1,275 Sq Ft.

Real Estate Taxes totaled \$15,899 in 2010.

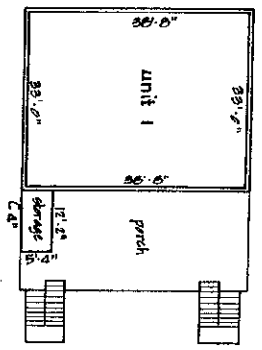
Large heated swimming pool with deck, and a covered balcony with sitting area.

Walk out back gate and step onto the sands of the beach, with great long range views in all directions.

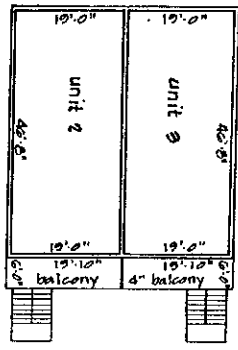
The income approach will not support the asking price, as two of the units are used by the owner & her sister in law, leaving only three units to lease seasonally.

The price will be validated however by unit cost, and cost per square foot.

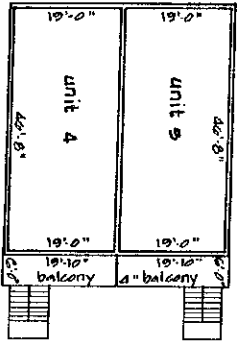
Ideal for either a family compound, an on site owner, or rehab or redevelopment



first floor plan

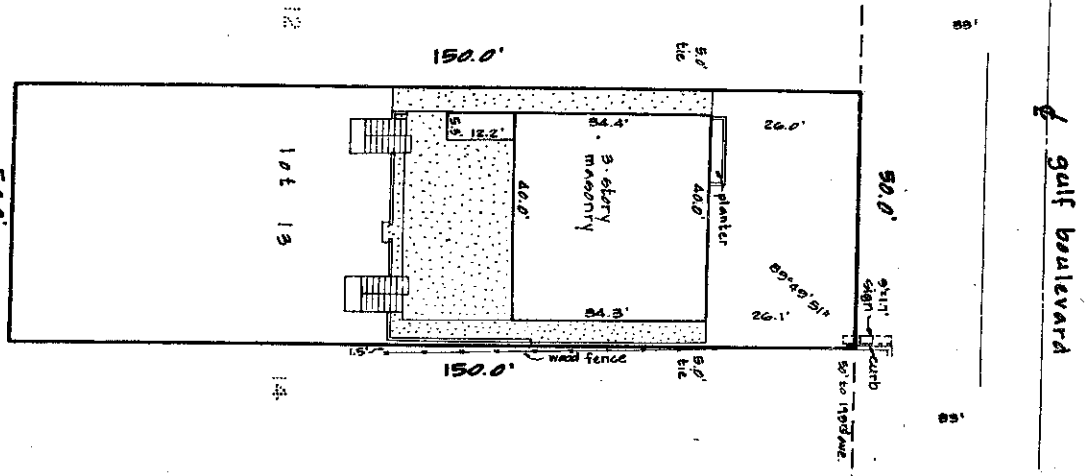


second floor plan

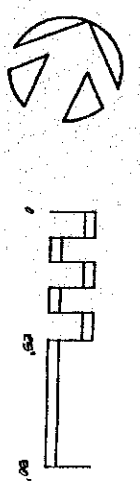


third floor plan

note: all boundary walls are common elements and are 6" thick except as shown.



gulf of mexico
 approximate mean high water line
 as of August 26, 1987



Legal
 Lot 13, Block 1, Revised Indian Pass Beach, as recorded in plat book A, page 59, of the Public Records of Pinellas County, Florida.

elevations

unit no.	floor elev.	ceiling elev.
1	6.90	14.90
2, 3	15.20	23.20
4, 5	23.61	31.61

elevations refer to mean sea level = 0.00

certification

The undersigned surveyor, being duly authorized to practice in the State of Florida, states that the construction of the improvements is substantially complete so that this survey, together with the provisions of the declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

bourgeois
schuen
Whitton, Inc.
 1500 Koger Blvd., Suite 110
 St. Petersburg, Florida

David M. Schuen
 Carol M. Schuen
 Florida Surveyors' Reg'n. No. 2297

WEST SHORE CONDOS...

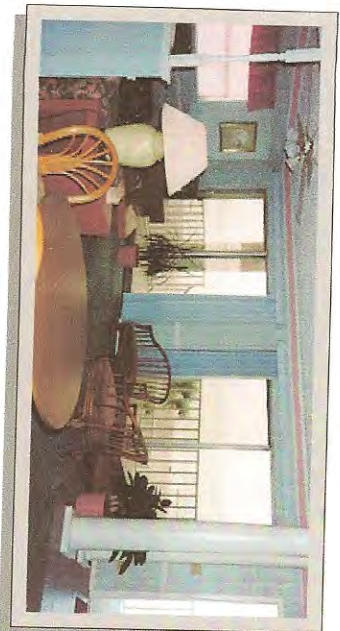
Seasonal Rentals - Day - Week - Month

December - January

\$115. Day - \$630. Week - \$2300. Month

February - March - April

\$140. Day - \$770. Week - \$2600. Month



...spacious two-bedroom rentals...

May-June-July-August-September 10

\$115. Day - \$675. Week - \$2300. Month

September 11 - October - November

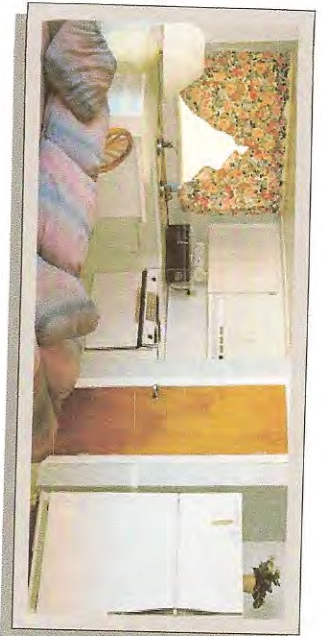
\$80. Day-\$500. Week-\$1650. Month

PETS ARE NOT ALLOWED

...prices based on 4 adults per unit...

...extra person \$25. per night...

...plus 12% tax...



WEST SHORE CONDOS

Seasonal Rentals

Spacious Two-Bedroom

Day - Week - Month

King Size Bed

and 2 Double Beds

Full Kitchen

Full Living Room

Quiet - Pleasant - Friendly

Heated Pool

Directly on the Gulf of Mexico

727-595-5665

WSCONDOS@aol.com

