

# 4 UNIT WATERFRONT APARTMENT BUILDING

FOR SALE - \$ 1,349,000

**Smith &**  
Associates Commercial

## 325 CAPRI BLVD, TREASURE ISLAND



Excellent opportunity to purchase a waterfront apartment building with 4 units in the highly desirable Isle of Capri, Treasure Island neighborhood

The one story block building, constructed in 1959, has five parking spaces

Unit mix consists of three 1br/1ba units, each approximately 702 square feet, and one 2br/1ba with about 856 square feet; total square footage with utility rooms is about 3,146 square feet

Many updates, renovations and improvements over the last three years, including air conditioners, kitchens, landscaping, main sewer line, etc.

The lot is 120 feet deep, with 83 feet of protected waterfrontage, just a short distance to the open Gulf of Mexico waters

There are 2 docks and 2 boat slips, one of which has a 10,000 lb boat lift

All units have washer/ dryer hookups, front and back entrances along with private patios; utilities are separately metered for electric

*strictly confidential and shown by appointment only; tenants are unaware of sale*

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

**PAT CALHOON, COMMERCIAL BROKER**  
**CALHOON COMMERCIAL GROUP**

Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels  
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**CALHOONCOMMERCIAL.COM**

4 UNIT WATERFRONT APARTMENT BUILDING  
FOR SALE - \$ 1,349,000



## 12325 3<sup>rd</sup> St E RENT ROLL

UNIT NUMBER	TYPE OF UNIT	MONTHLY RENT	EXPIRATION DATE
1	1BR/1BA	1,275	12/31/21
2	1BR/1BA	1,275	Mo-to-Mo
3	2BR/1BA	0	OWNER
4	1BR/1BA	1,750	04/30/22
BOAT SLIP		0	VACANT
BOAT SLIP & LIFT		0	VACANT

EXPENSES	
REAL ESTATE TAXES	11,800
INSURANCE	2,638
UTILITIES	4,901
LANDSCAPE SERVICE	2,790
REPAIRS/MAINTENANCE	600

THIS UNIT IS KEPT BY THE OWNERS FOR THEIR OCCASIONAL USE AND NOT LEASED; THEY ARE ALSO USING THE BOAT LIFT AND ONE SLIP; THEY DO NOT RENT THOSE OUT EITHER

THE ABOVE EXPENSES REPRESENT AN OWNER OPERATED SCENARIO

THE REPAIRS AND MAINTENANCE ARE PROJECTED, AND WOULD NOT INCLUDE ANY CAPITAL IMPROVEMENTS

OWNER DOES NOT CARRY FLOOD OR WIND INSURANCE

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JOB NO.: 171169  
 DRAWN BY: MRB  
 CHECKED BY: EDM  
 DATE OF FIELD WORK: 8/02/17

**MURPHY'S LAND SURVEYING, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
 5760 11TH AVENUE NORTH  
 ST. PETERSBURG, FLORIDA 33710  
 WWW.MURPHYSLANDSURVEYING.COM

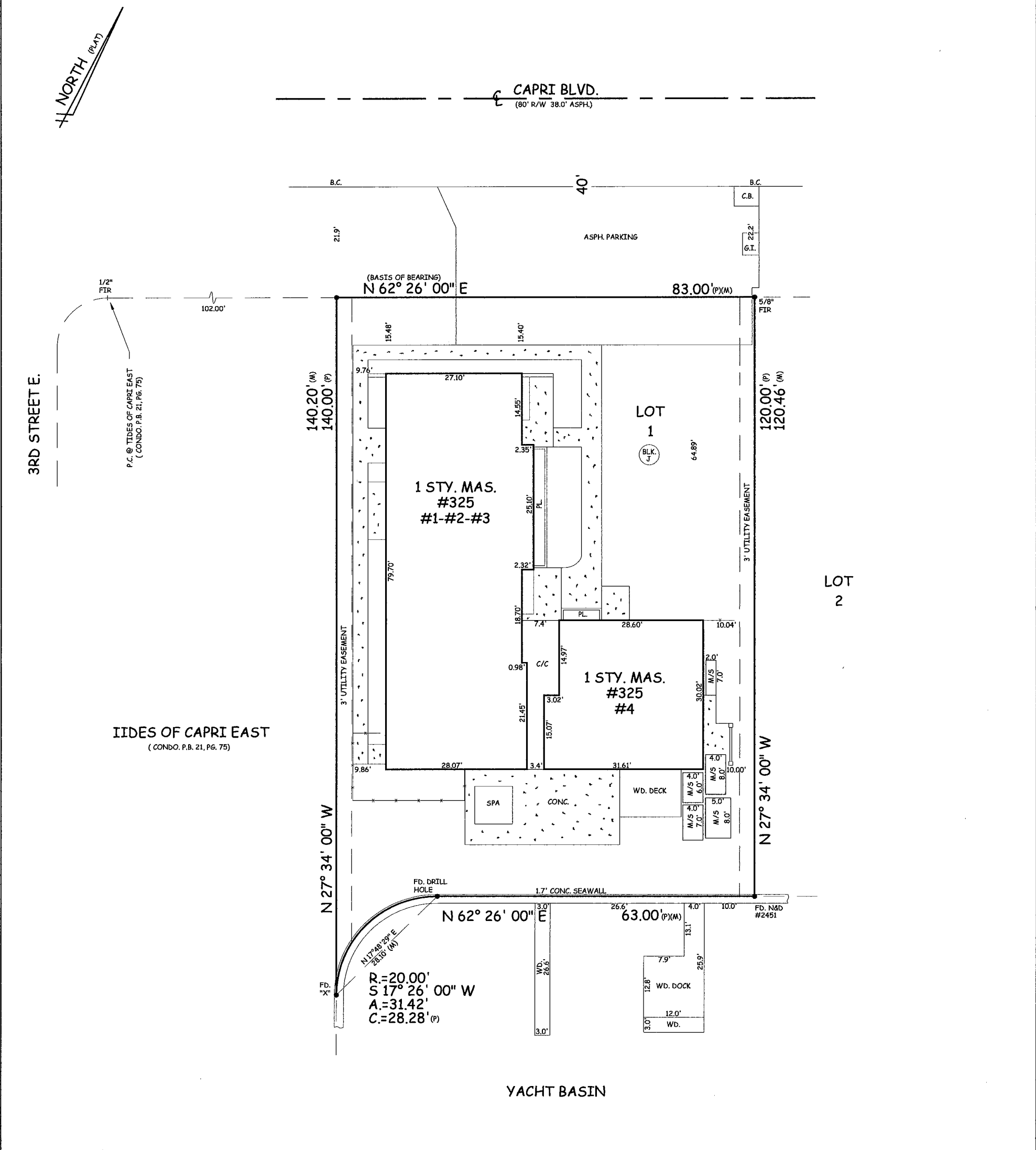
L.B. #7410  
 PH. (727) 347-8740  
 FAX (727) 344-4640

CERTIFIED TO: William Witt

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 14 TWP. 31 S. RGE. 15 E.



A BOUNDARY SURVEY OF: Lot 1, Block J, CAPRI ISLE BLOCKS A-B-K-J-G-H, as recorded in Plat Book 38, Pages 1-3 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in  
 Flood zone: AE      Comm. Panel No. : 125153 0194 G      Map Date : 9/03/03      Base Flood Elev : 11.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

*Edward D. Murphy*  
 EDWARD D. MURPHY REG. P.L.S. # 5333

<b>LEGEND:</b> F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FD. - FOUND N.&D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION X-X-X - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -A/- - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W/W - WING WALL CL. - CENTERLINE R/W - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK S/W. - SEAWALL ASP. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/W. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C. - COVERED CONCRETE A/C. - AIR CONDITIONER S.P. - SCREENED PORCH -P-P- OVERHEAD POWER LINES -T-T- OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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