

EL PATIO MOTEL, 6733 4TH ST N, ST PETERSBURG



Outstanding opportunity to purchase a motel or to use for redevelopment in one of the hottest corridors in Pinellas County, with a traffic count of about 42,000 cars daily

The El Patio Motel consists of 6 motel rooms, a 2 bedroom motel/apartment, and a 2 bedroom owners unit

In addition to the 98 x 120 foot commercial lot on 4th St, there are two residential lots to the rear, totaling another 10,600 sq ft currently used as a recreation area; total square footage is about 22,360

The 4th St lot is zoned CCT-1, allowing for a wide variety of commercial uses; the residential lots are NS-1 or Neighborhood Suburban, which currently allows for single family homes

The motel was built in 1947, and consists of 4,416 square feet of block construction; has been managed by the live in owner for many years

Currently operated as a daily or weekly rental operation, this motel could be renovated to the popular mid century boutique style popular in many areas

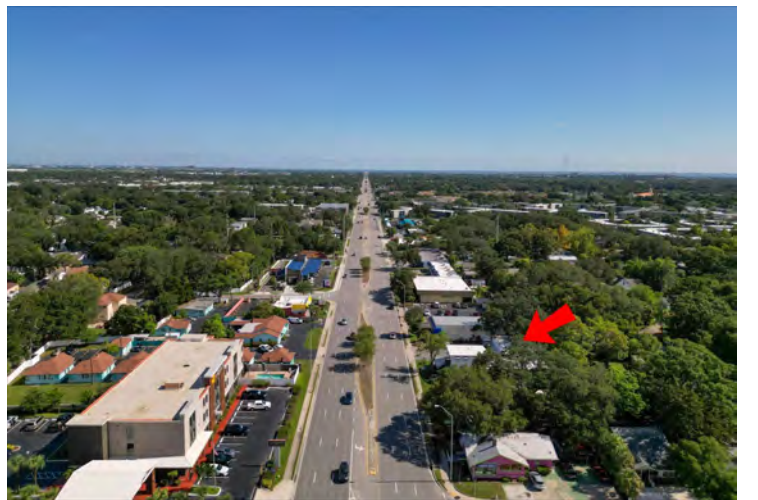
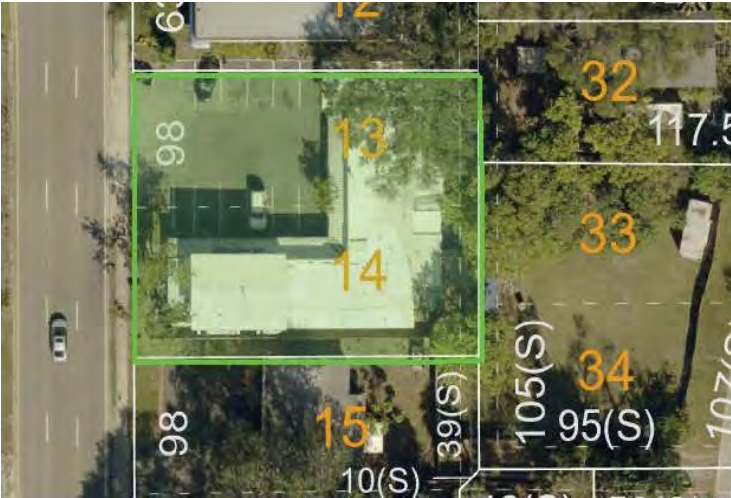
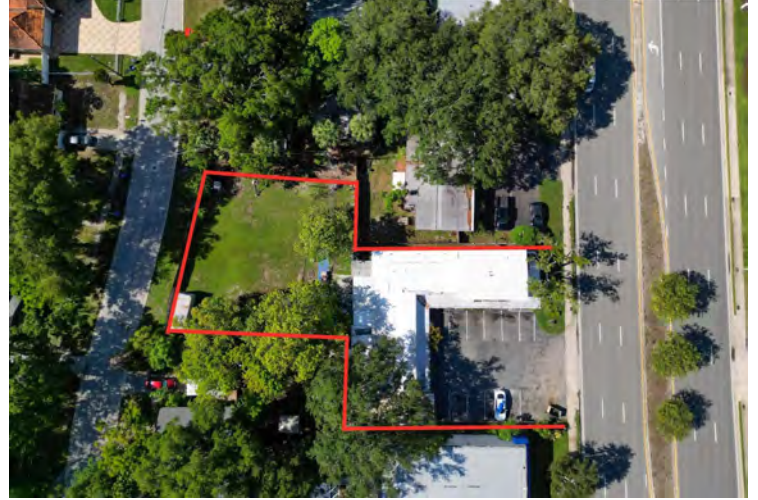
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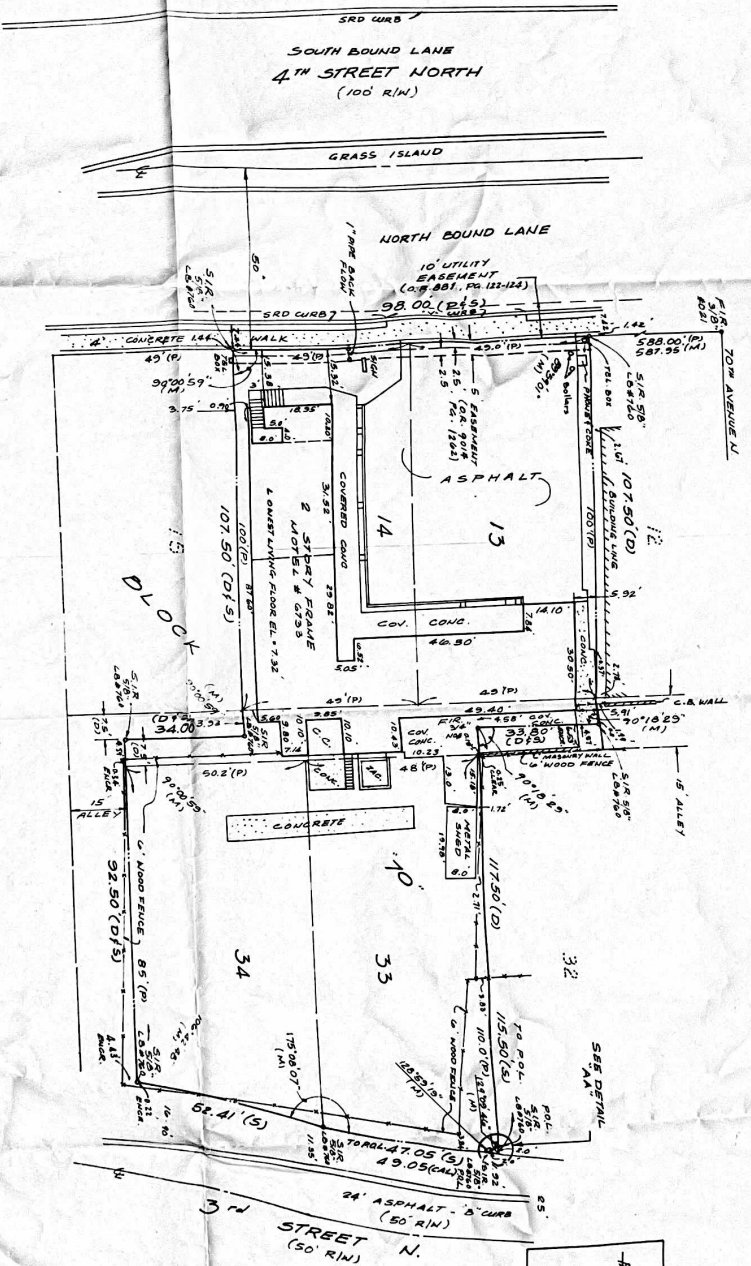
Smith & Associates does not guarantee any representations. Important facts should be confirmed by the Buyer

PAT & CHRIS CALHOON, COMMERCIAL AGENTS
CALHOON COMMERCIAL GROUP

Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels
DIRECT 727.542.0998 | OFFICE 727.282.1788 | pcalhoon@smithandassociates.com
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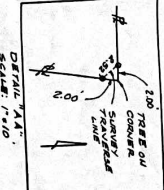
4TH ST N MOTEL OR REDEVELOPMENT SITE FOR SALE - \$ 1,649,000





LEGEND:

- TEL - TELEPHONE
- O.R. - OFFICIAL RECORD
- P.V. - PLAIN VENTILATION
- SHR - SET NON ROD
- FRR - FOUND IRON ROD
- PI - PAVEMENT
- EL - ELEVATION
- ENCR. - ENCROACHMENT
- D - DITCH
- P.L. - POLE ON LINE
- COUL - CULVERT
- CONC. - CONCRETE
- COV. - COVERED
- DDS - DEED AND SET
- DEED - DEED AND SET
- DEED - DEED AND SET
- DEED - DEED AND SET
- CONC. - COVERED CONCRETE
- JAC. - JACOZZI



SURVEYOR'S NOTE:
 SURVEY WAS PREPARED UNDER THE BENEFIT OF
 TITLE INSURANCE POLICY NO. 202165441.A,
 DATED 03/28/1991, WRITTEN BY LAWYERS
 TITLE INSURANCE CORPORATION.

Certified by **Andrei D. Patel** and **Shobana A. Patel**
 Faculty, Bank of Florida
Stephen M. Stone, Esquire
 Lawyer, The Insurance Corporation
 Revised 05/24/05
 Flood Zone AE, elevation 9.0 feet, Community Panel #252148 02096.
PROPERTY AND EXISTING EASEMENTS
 FOR WHICH RECORDS WITHIN (THIS SERVICE)
 (INDIVIDUALS TO CITY)
 (INDIVIDUALS TO CITY)
 (INDIVIDUALS TO CITY)

841-111316-200-2
 841-111316-200-2
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This survey is prepared with the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record. Survey not valid without the signature and the original record seal of a Florida Licensed Surveyor and Mapper.

CERTIFICATION

JOHN C. BRENDA AND ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors

FB: 612 PG. 16-1/8
 Survey date: 9/19/2005
 Job Number: 0307-164
 Drawn by: MT
 Check by: JCB
 SHEET 1 of 1

I hereby certify that the survey represented hereon meets the requirements of Chapter 6107-6, Florida Administrative Code.

JOHN C. BRENDA
 Florida Surveyor's Registration No. 1269
 Certificate of Authorization No. 780

JOB
 4015 82nd Avenue North
 Palmela Park, Florida 33781
 Telephone (727) 579-8345
 Facsimile (727) 579-8345
 LB 770

REVISIONS

No.	DESCRIPTION	DATE

A BOUNDARY SURVEY OF
 Lots 13 and 14, and the West 1/2 of the wested alley lying East of adjacent to said Lots 13 and 14 and Lots 33 and 34 and the East 1/2 of that wested alley lying West of and adjacent to said Lots 33 and 34 and Block 70, PLAN OF NORTH ST. PETERSBURG, according to plat thereof as recorded in Plat Book 4, Page 04, of the Public Records of Pinellas County, Florida.