

18205 & 18207 GULF BLVD



Rare opportunity to purchase two adjacent properties directly on the intercoastal waterway, and across the street from the Gulf of Mexico beaches

Located in the highly desirable beach community of Redington Shores, these may be purchased as a package or separately

Lot sizes total about 19,400 sq ft, with a combined 125 feet of waterfrontage and 170 feet on Gulf Blvd; there is an existing dock on each property that may be expanded

The 18205 building consists of 8 units; 4 are 1br/1ba, and 4 are 2br/2ba; all have been recently remodeled, renovated, and are fully furnished

The two story block structure was built in 1972 and has just under 6,000 sq ft; the roof was resealed in 2022

The 18207 site consists of a 3 br/3 ba block home built in 1939 with about 1,566 sq ft plus a garage, and a 1974 block duplex with 2 one bedroom apartments in 860 sq ft

Many possibilities here, as the parcels could be redeveloped up to about 7 units, the apartment building could be condo converted, or they could be single family homesites

Currently operated as short term rentals, but zoning requires minimum 30 day stay

Strictly confidential and shown by appointment only

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

PAT CALHOON, COMMERCIAL BROKER

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DIRECT 727.542.0998 | OFFICE 727.282.1788 | pcalhoon@smithandassociates.com

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11 UNIT WATERFRONT APARTMENTS FOR SALE
REDINGTON SHORES - \$ 3,999,000

