

FOR SALE

555 69TH AVE, ST PETE BEACH, FL, 33706
OFFERED AT \$ 3,395,000

Smith &
Associates **Commercial**



A great opportunity to purchase a ten unit apartment building in highly desirable St Pete Beach

Located two short blocks to the Gulf of Mexico beaches, as well as to Gulf Blvd and all of the dining and shopping options in this busy tourist area

Constructed in 1971, the block building totals 7,926 square feet and sits on a 100' x 100' lot

There are 11 parking spaces, but the deep parking area allows for cars to be doubled up

The roof was replaced in 2019; most A/C's and windows are newer replacements

There are four 2br/2ba, five 2br/1ba, and one 1br/1ba units, along with a coin operated laundry room

The UPV (Upham Beach Village) zoning does not currently provide for short term rentals

Please see attached rent roll and income/expense info

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY; TENANTS ARE UNAWARE OF POTENTIAL SALE

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

CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON

Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

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555 69th AVE RENT ROLL

UNIT NUMBER	MONTHLY RENT	TYPE OF UNIT	LEASE EXPIRATION
UNIT 1	VACANT	2BR/1BA	
UNIT 2	\$ 2,300	2BR/2BA	03/31/27
UNIT 3	\$ 1,975	1BR/1BA	12/31/26
UNIT 4	\$ 2,200	2BR/1BA	05/31/26
UNIT 5	\$ 2,800	2BR/2BA	02/28/27
UNIT 6	\$ 2,000	2BR/1BA	03/31/27
UNIT 7	\$ 2,200	2BR/2BA	09/30/26
UNIT 8	\$ 2,100	2BR/1BA	07/31/27
UNIT 9	\$ 2,000	2BR/1BA	04/30/27
UNIT 10	\$ 2,800	2BR/2BA	03/31/27

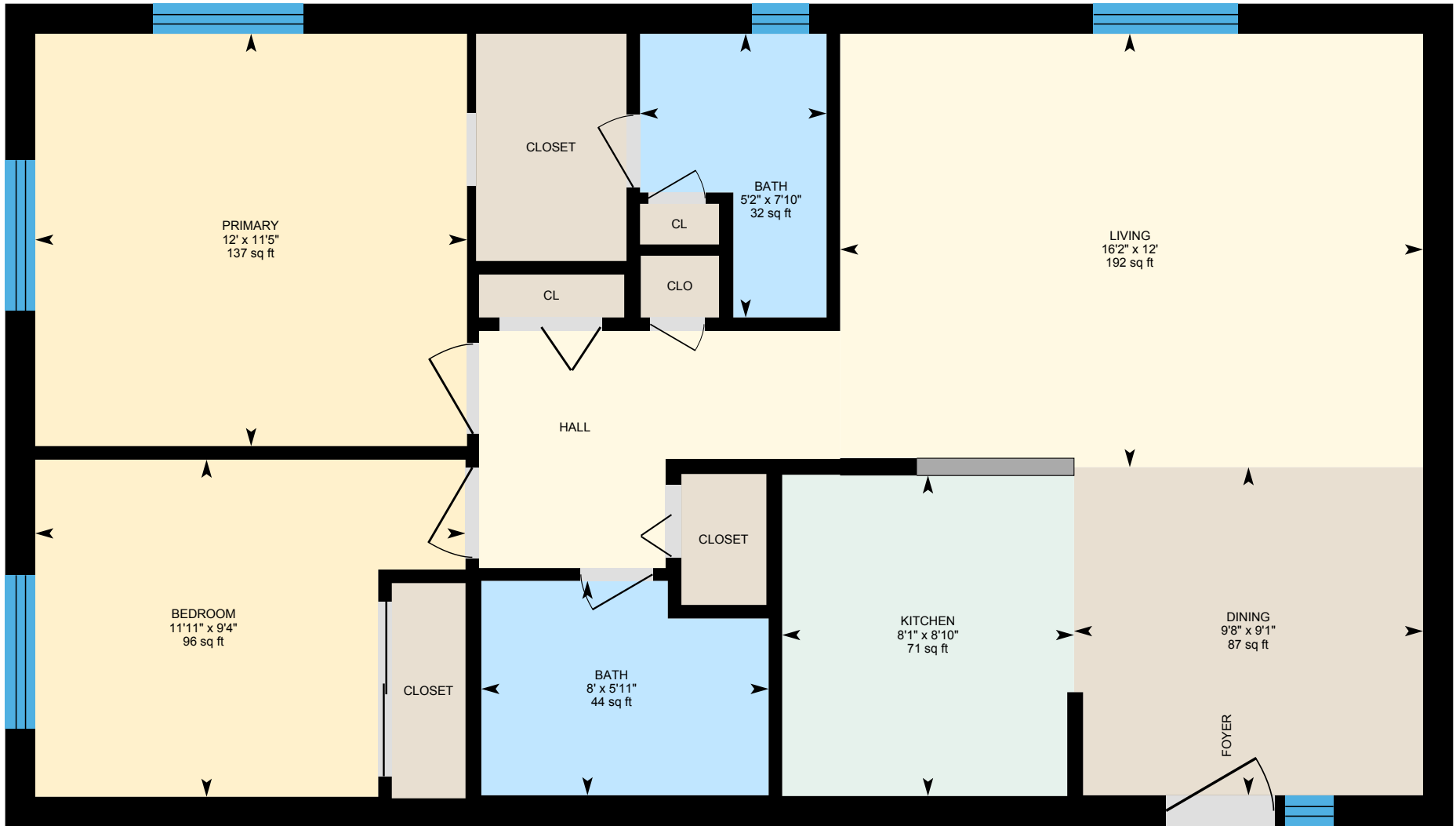
ANNUAL INCOME	\$ 268,740
LESS 2025 EXPENSES:	
REAL ESTATE TAXES	\$ 12,988
INSURANCE	22,300
WATER/SEWER	6,000
HOUSE ELECTRIC	900
PROPERTY MANAGEMENT	12,000
CASH FLOW	\$ 214,552

INSURANCE COSTS INCLUDE FULL WIND & FLOOD COVERAGES

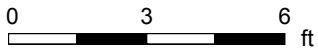
ANNUAL INCOME INCLUDES APPROXIMATELY \$ 3,500 IN COIN LAUNDRY INCOME

555 69th Ave, St Pete Beach, FL

Main Floor



THIS IS A FLOOR PLAN FOR ONE OF THE 2BR/2BA UNITS



PREPARED: 2024/06/24

