

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

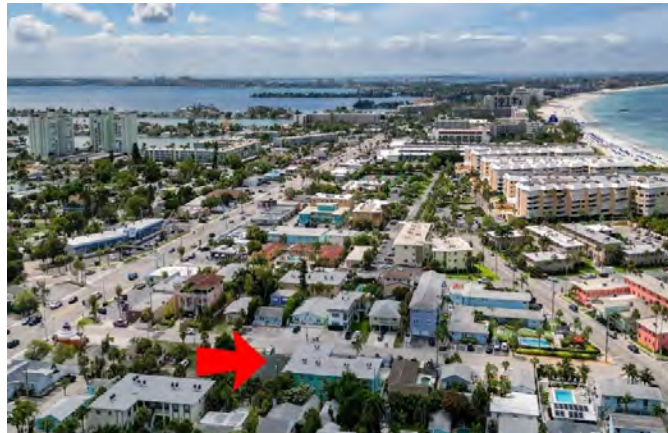
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

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555 69th AVE RENT ROLL

UNIT NUMBER	MONTHLY RENT	TYPE OF UNIT	LEASE EXPIRATION
UNIT 1	\$ 1,975	2BR/1BA	06/30/25
UNIT 2	\$ 2,500	2BR/2BA	06/30/25
UNIT 3	\$ 1,900	1BR/1BA	06/30/24
UNIT 4	\$ 2,000	2BR/1BA	04/30/25
UNIT 5	\$ 2,750	2BR/2BA	04/30/25
UNIT 6	\$ 2,000	2BR/1BA	03/31/25
UNIT 7	\$ 2,500	2BR/2BA	06/30/25
UNIT 8	\$ 1,975	2BR/1BA	10/31/24
UNIT 9	\$ 2,000	2BR/1BA	04/30/25
UNIT 10	\$ 2,650	2BR/2BA	01/31/25

ANNUAL INCOME	\$ 270,500
LESS 2023 EXPENSES:	
REAL ESTATE TAXES	\$ 13,213
INSURANCE	27,356
WATER/SEWER	6,000
HOUSE ELECTRIC	900
PROPERTY MANAGEMENT	12,000
CASH FLOW	\$ 211,031

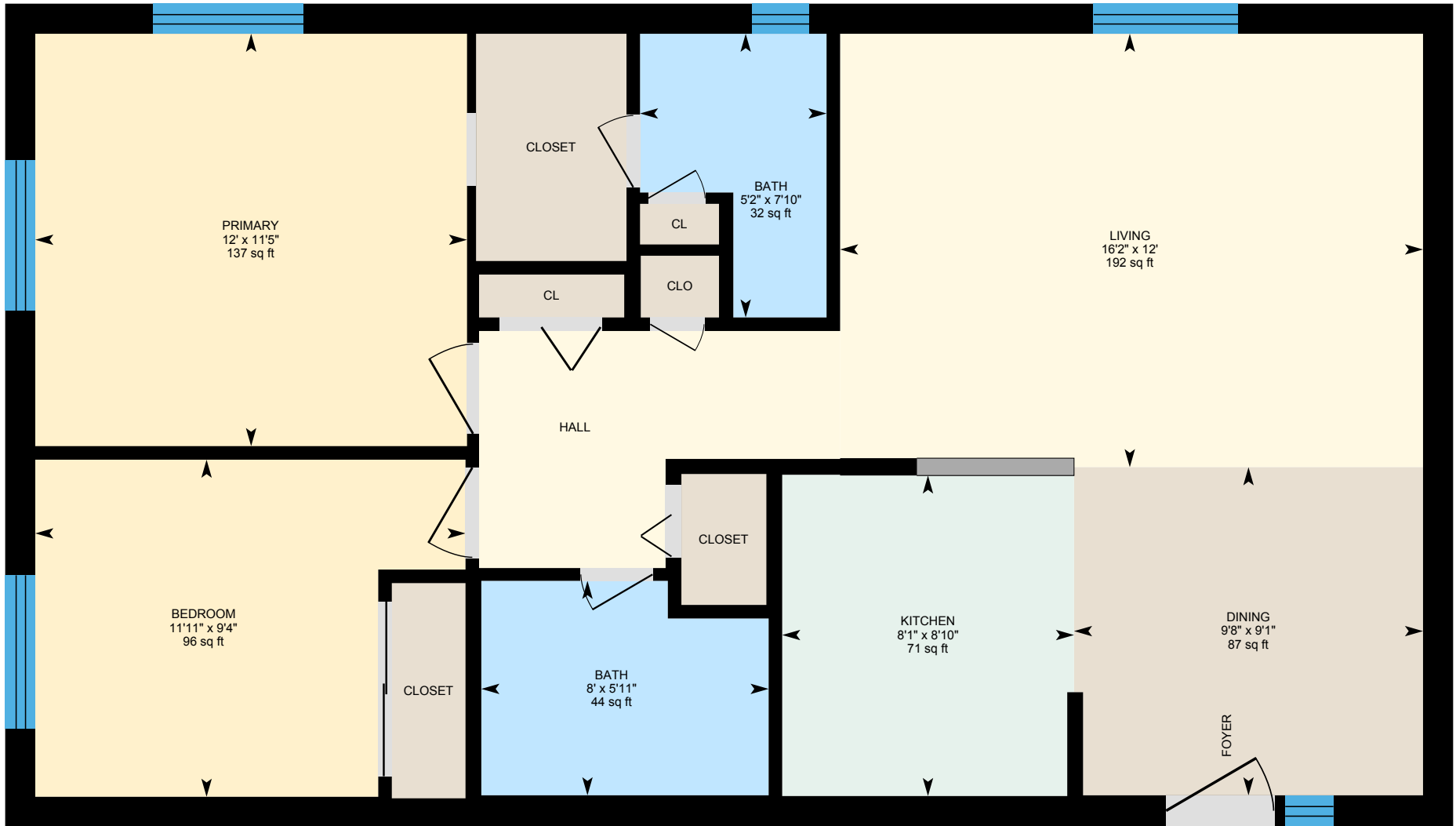
INSURANCE COSTS INCLUDE FULL WIND & FLOOD COVERAGES

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

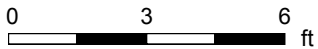
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555 69th Ave, St Pete Beach, FL

Main Floor



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



PREPARED: 2024/06/24

