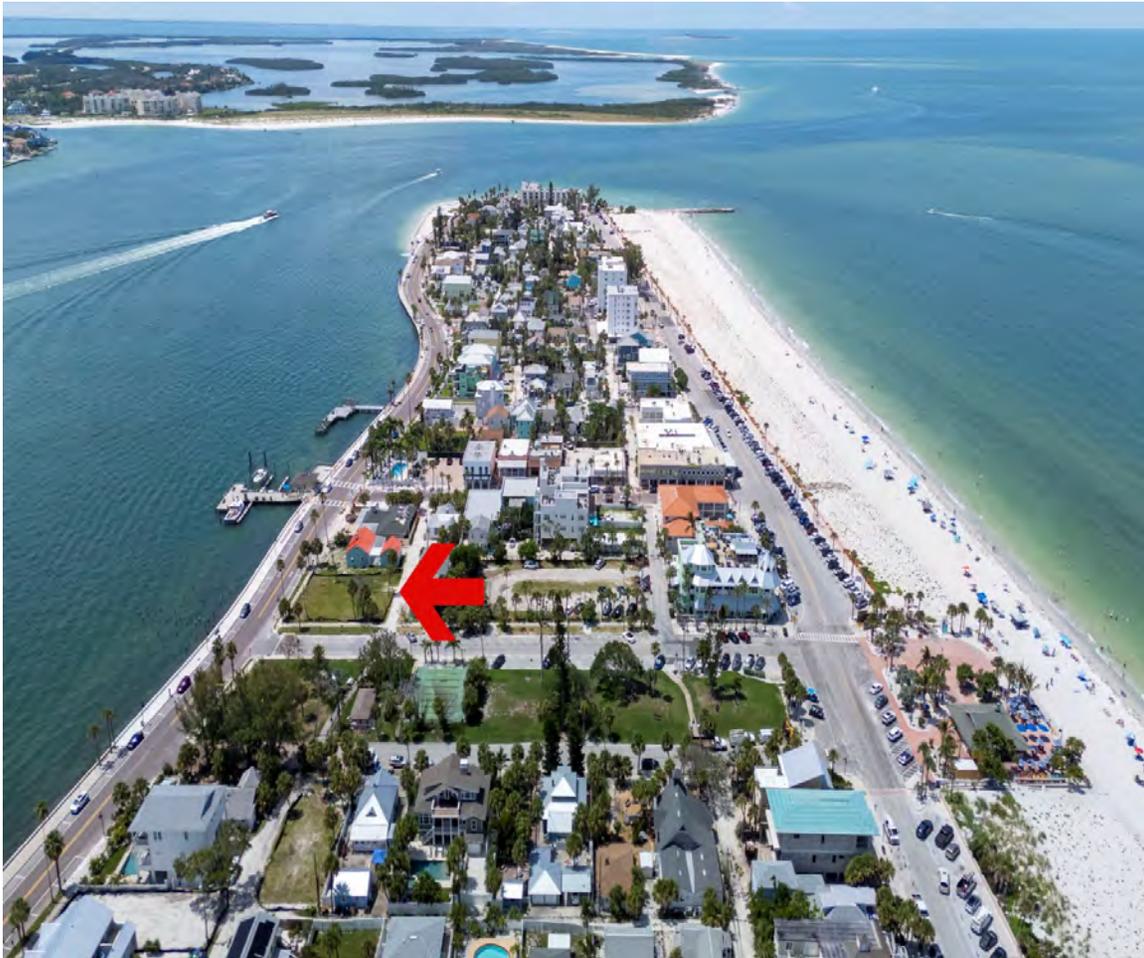


**FOR SALE**

**808 PASS A GRILLE WAY COMMERCIAL LOT**  
OFFERED AT \$ 4,499,000

**Smith &**  
Associates **Commercial**



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

A very rare opportunity to purchase a commercially zoned lot in highly desirable Pass A Grille

Located in the popular 8th Ave retail block with wide waterway views of the bay

The south end of Pass A Grille is very unique, with only a one block distance between the bay and the beautiful sandy beaches of the Gulf of Mexico

The lot size is approximately 90' x 84', at the corner of 9th Ave & Pass Grille Way

Actual zoning is CRD/EA, or Community Redevelopment District in the Pass A Grille Overlay

Across the street from Pass A Grille Park, and steps to many stores and dining along 8th Ave

This would be an ideal location for a restaurant, with a 35' height allowance, and an FAR of 1.0

A mixed use would also be permitted, and would increase the FAR to 1.5

Originally contained a residence built in 1908 which was over time converted to various uses, most recently a general store, but now ready for a new venture

**CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON**

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

PAT CALHOON - 727.542.0998 - pcalhoon@smithandassociates.com CHRIS CALHOON - 727.542.9933 - ccalhoon@smithandassociates.com

FOR SALE

808 PASS A GRILLE WAY COMMERCIAL LOT  
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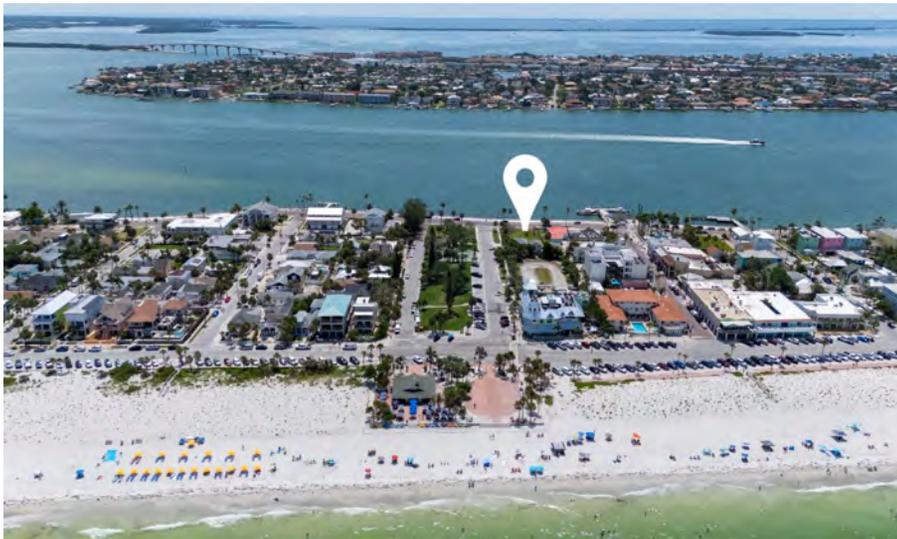
Smith &  
Associates Commercial



OVERHEAD VIEW



LOOKING WESTWARD



LOOKING EAST



LOOKING SOUTH

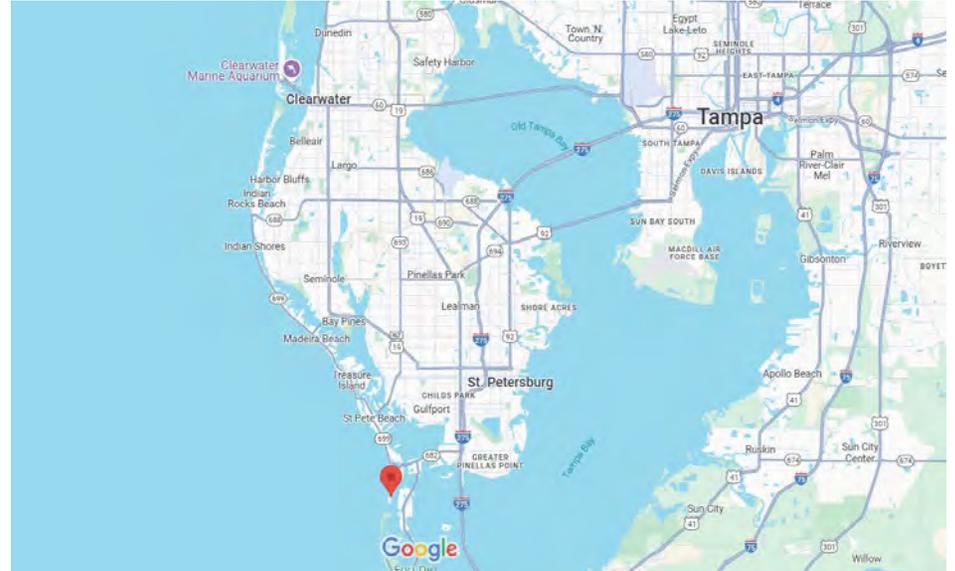
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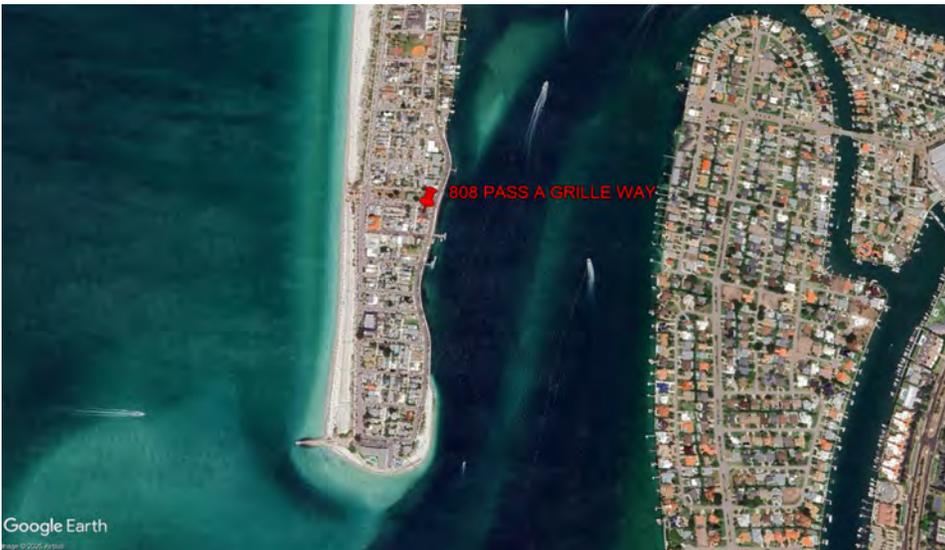
**Smith &**  
Associates **Commercial**



ORIGINAL 1908 STRUCTURE ON LOT



PINELLAS COUNTY MAP



PASS A GRILLE VIEW

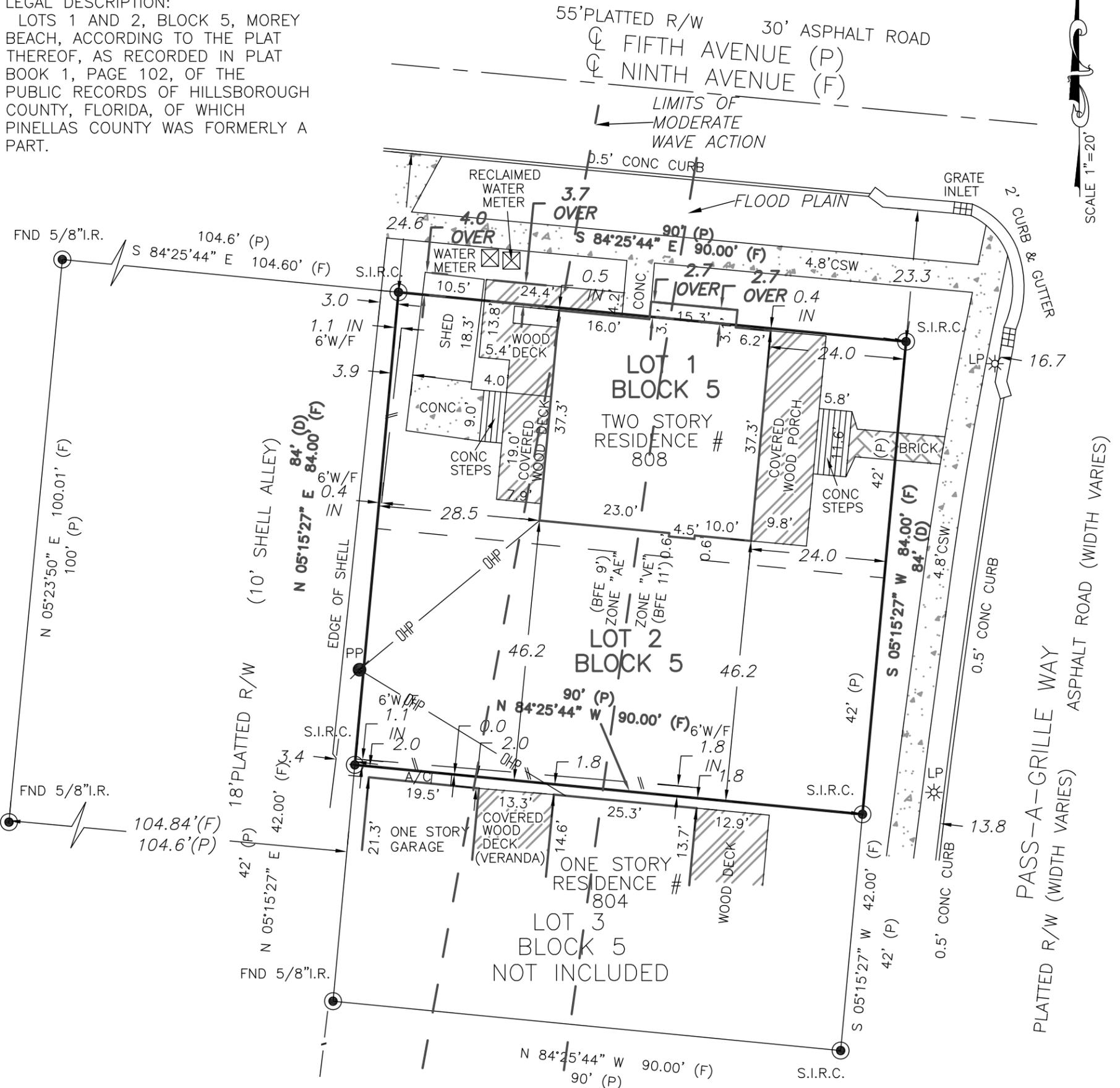


LOOKING NORTHWEST

# BOUNDARY SURVEY

**LEGAL DESCRIPTION:**

LOTS 1 AND 2, BLOCK 5, MOREY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



SCALE 1"=20'

**NOTES:**

- 1) BEARINGS ARE BASED UPON THE WESTERLY LINE LOTS 1-3, N 05°15'27" E, ASSUMED BEARING
- 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE AND VE" PANEL #12103C-0278 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 8-24-2021
- 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
- 4) ALL MEASUREMENTS ARE IN U.S. FEET
- 5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
- 6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

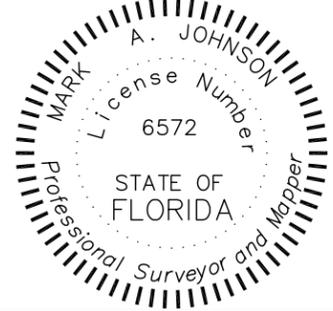
**SHED, WOOD DECK AND EXISTING RESIDENCE CROSS OVER THE BOUNDARY LINE AS SHOWN**

**Certificate of Authorization "LB #6945"**

<p><b>LEGEND:</b>                  A/C = AIR CONDITIONER                  (C) = CALCULATED                  CLF = CHAIN LINK FENCE                  C.M. = CONCRETE MONUMENT                  CONC = CONCRETE                  CSW = CONCRETE SIDEWALK                  (D) = DEED MEASUREMENT                  (F) = FIELD MEASURED                  NO. I.D. = NO IDENTIFICATION                  PRM = PERMANENT REFERENCE MONUMENT                  PSM = PROFESSIONAL SURVEYOR AND MAPPER                  RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR</p>	<p>PVC = PLASTIC VINYL FENCE                  PCP = PERMANENT CONTROL POINT                  I.P. = IRON PIPE                  I.R. = IRON ROD                  LB = LICENSED BUSINESS                  O.U. = OVER HEAD UTILITY                  P.K. = PARKER KRYLON                  (P) = PLAT                  PP = POWER POLE                  R/W = RIGHT-OF-WAY</p>	<p>ASPH = ASPHALT                  (R) = RADIAL                  FHD = FIRE HYDRANT                  FND = FOUND                  (N/R) = NON-RADIAL                  (TYP) = TYPICAL                  W/F = WOOD FENCE                  S.P.K.D. = SET P.K. NAIL                  &amp; DISK LB#6945                  S.I.R.C. = SET 5/8" I.R.                  &amp; CAP LB#6945</p>
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**CERTIFIED TO:**  
MARY JO MICKLITSCH

MARK A. JOHNSON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NUMBER 6572  
 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	JOSH	DATE:	12-7-2024	F.B. / PG.	3 / 31
DRAFTED BY:	B.P.	DATE:	12-9-2024	JOB #	24-1194

**DON WILLIAMSON & ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS & MAPPERS LB # 6945  
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