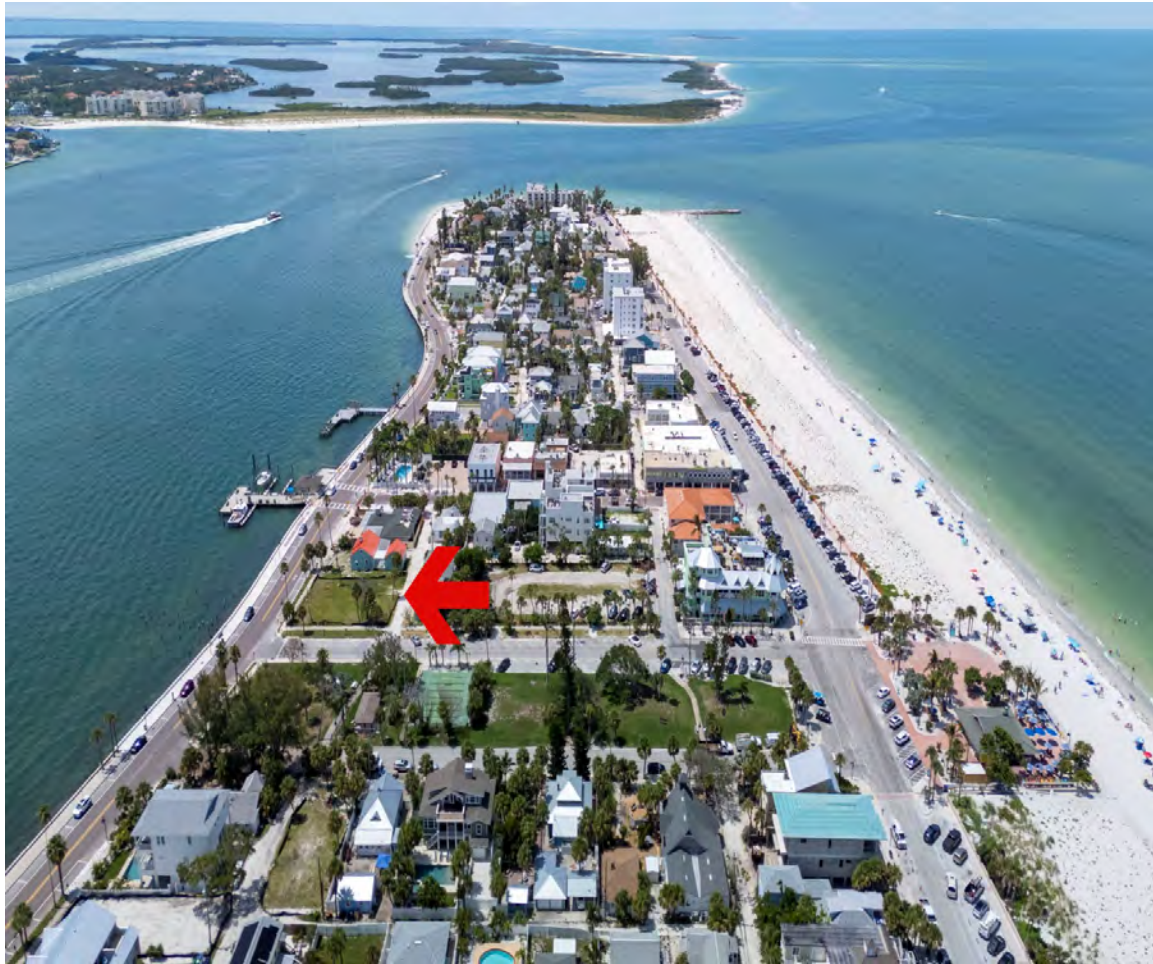


**FOR SALE**

**808 PASS A GRILLE WAY COMMERCIAL LOT**  
OFFERED AT \$ 4,750,000

**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  
OFFERED AT \$ 4,750,000

Smith &  
Associates Commercial



OVERHEAD VIEW



LOOKING WESTWARD



LOOKING EAST



LOOKING SOUTH



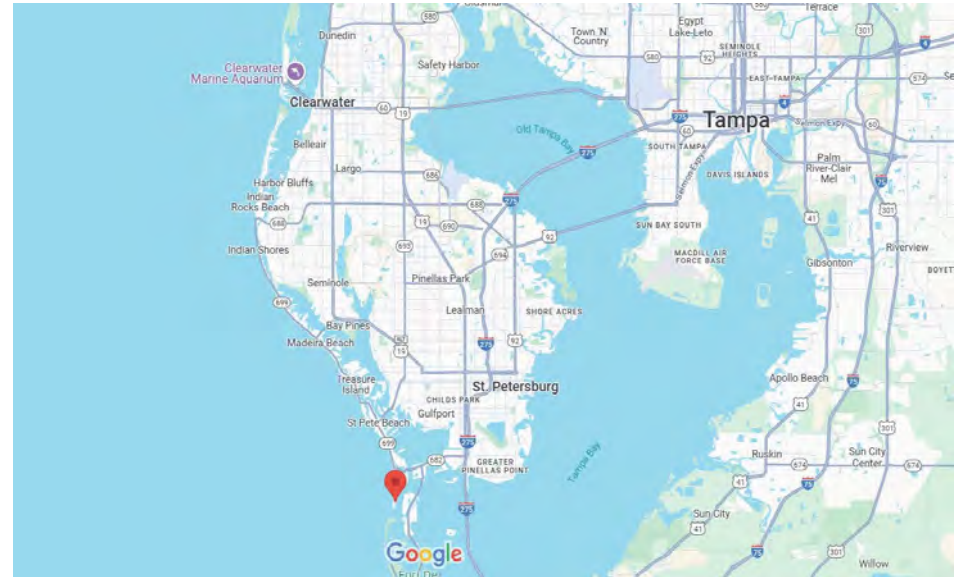
FOR SALE

808 PASS A GRILLE WAY COMMERCIAL LOT  
OFFERED AT \$ 4,750,000

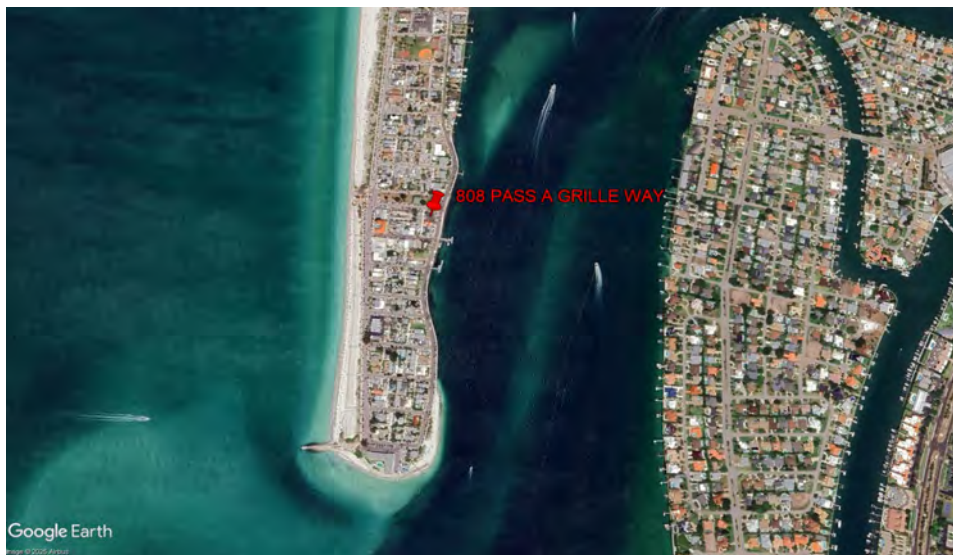
Smith &  
Associates Commercial



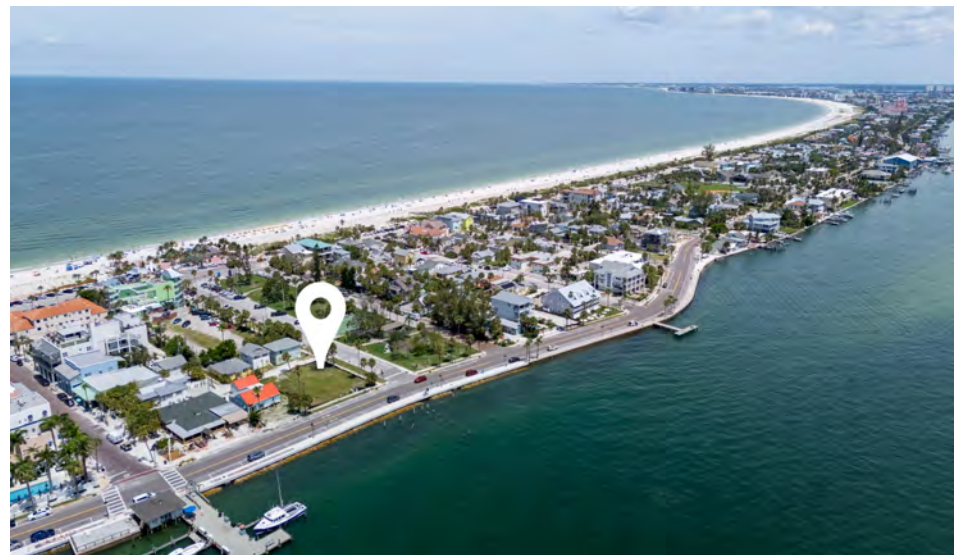
ORIGINAL 1908 STRUCTURE ON LOT



PINELLAS COUNTY MAP



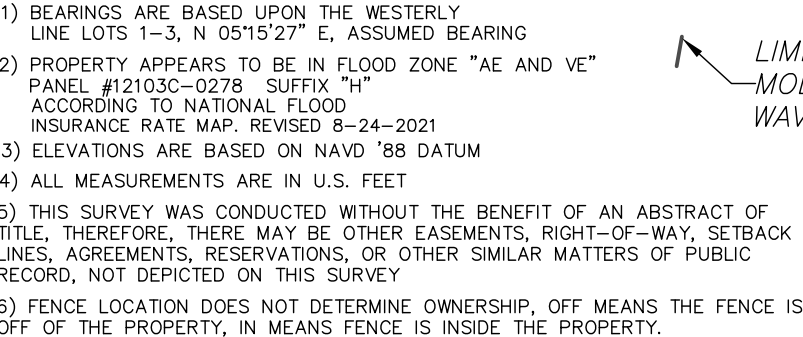
PASS A GRILLE VIEW



LOOKING NORTHWEST

# BOUNDARY SURVEY

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.



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

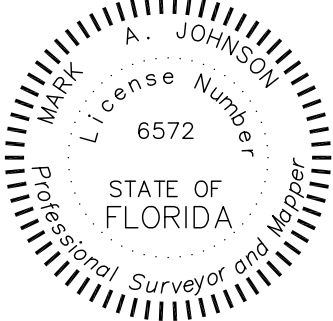
# Certificate of Authorization "LB #6945"

**LEGEND:**

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

**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)

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  
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