

**FOR SALE**

**18207 GULF BLVD, REDINGTON SHORES**  
REDEVELOPMENT WATERFRONT PARCEL AT \$ 949,000

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



A great chance to purchase a waterfront lot ready for redevelopment in the desirable Redington Shores community

Directly on the intracoastal waterway, and across the street from the beaches of the Gulf of Mexico

There are two buildings on the property that were flood damaged during the recent hurricane

The 1939 3br/3ba single family home has been gutted, and beyond repair and needing demolition

There is also a 1974 block duplex that has been remediated and mostly renovated, needing only cabinetry

But this is likely a redevelopment site for either a single family home, two townhomes, or 3 new rentals

Lot size is 8,800 square feet, with 65 feet of water frontage, along with a dock that could be expanded

The adjacent property at 18205 Gulf Blvd is an 8 unit apartment building also available for sale by the same owners

The combined properties could be a larger redevelopment site, with many possibilities

SHOWN BY APPOINTMENT; ONLY DO NOT DISTURB EMPLOYEES

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

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