FOR SALE

OLD NORTHEAST 5 UNIT APARTMENT BUILDING

1121 BEACH DR NE, ST PETERSBURG, FL - OFFERED AT $ 1,499,000

Smith & Associates Commercial



Strictly confidential; do not approach property as tenants are unaware of a potential sale

Incredible location in the highly desirable Old Northeast neighborhood, just 1 block to the Bay, North Shore Park and all of the recreational areas leading to downtown St Pete

There are Four 1br/1ba apartments of about 500 square feet each, and One 1,000 square foot 2br/2ba unit

The corner lot size is 79' X 160', or approximately 12,640 square feet and in a non-flood zone (x500); survey is attached

The two story building has 3,078 MOL rentable sq. ft., was built in 1953 of block construction, with a 1 car garage, as well as 4 covered carport spaces and plenty of off street parking

Also a potential redevelopment site due to the desirability of its unique location in one of the most coveted areas in the City

It is in the RM-15 zoning district, which does NOT permit vacation rentals; active license for Five units is in place

There are laundry facilities in the garage, which the owner provides as a no charge service

Tenants pay their own electric, while water/sewer and lawn care is provided by the landlord; please see rent roll for details

The current rents are below market, significantly so on one of the units, leaving upside to the cash flow

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

CALHOON COMMERCIAL GROUP

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

PAT CALHOON - 727.542.0998 - pcalhoon@smithandassociates.com - JULIE JONES - 727.452.8663 - jjones@smithandassociates.com

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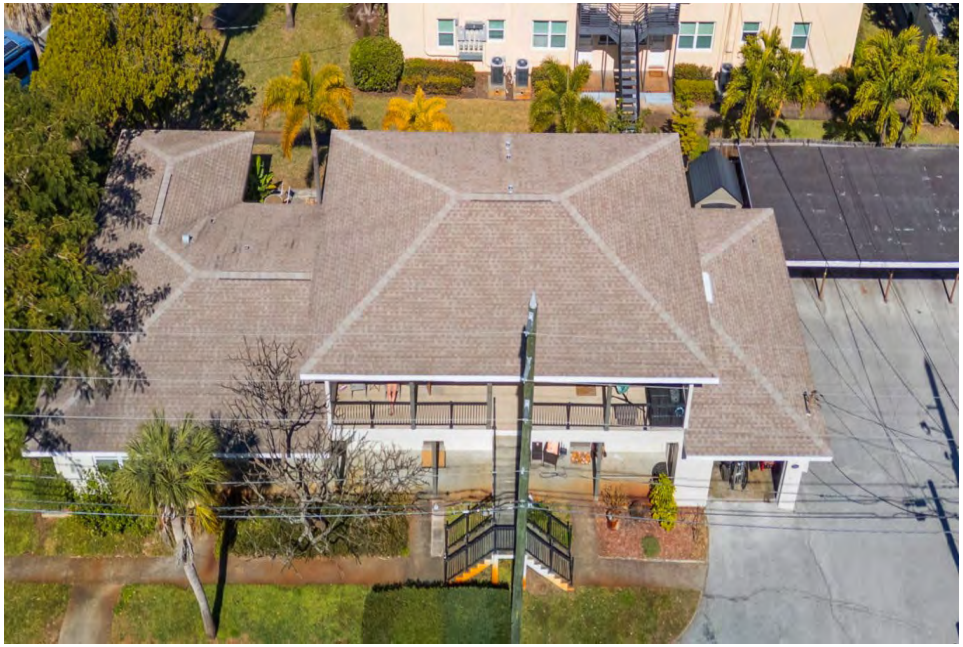


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CERTIFIED TO:
METCAB PROPERTIES, LLC
CORNERSTONE COMMUNITY BANK
JEM TITLE SERVICES, LLC DBA CRIMMINS TITLE
FIDELITY NATIONAL TITLE INSURANCE COMPANY

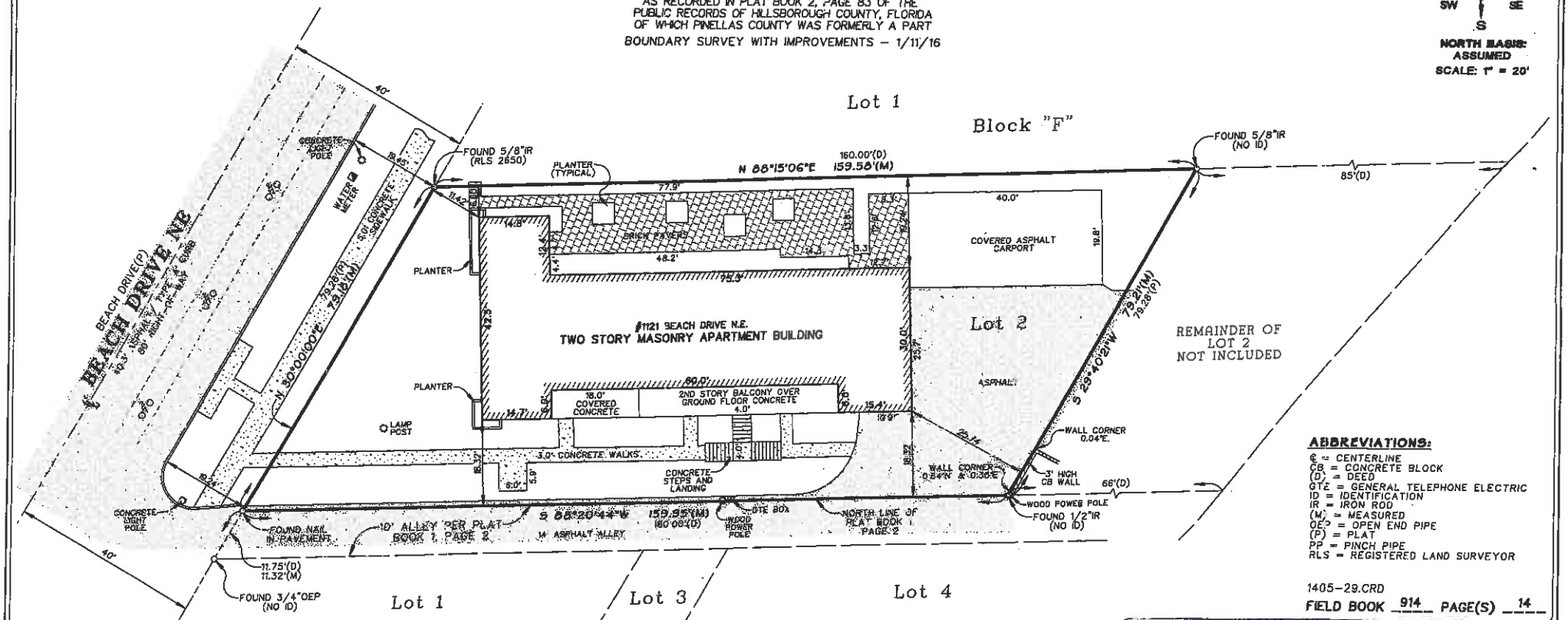
SECTION 17, TOWNSHIP 31 SOUTH, RANGE 17 EAST

A BOUNDARY SURVEY OF

THE WEST 160 FEET OF LOT 2, BLOCK "F", ACCORDING TO THE PLAT OF
PLAN OF BAY FRONT SUBDIVISION
AS RECORDED IN PLAT BOOK 2, PAGE 83 OF THE
PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
OF WHICH PINELLAS COUNTY WAS FORMERLY A PART
BOUNDARY SURVEY WITH IMPROVEMENTS – 1/11/16

N
NW NE
W E
SW SE
S

NORTH BASIS:
ASSUMED
SCALE: 1" = 20'



WELSH AND BENNETS SUBDIVISION
Plat Book 1, Page 2

ABBREVIATIONS:
℄ = CENTERLINE
CB = CONCRETE BLOCK
(D) = DEED
GTE = GENERAL TELEPHONE ELECTRIC
ID = IDENTIFICATION
IR = IRON ROD
(M) = MEASURED
OEP = OPEN END PIPE
(P) = PLAT
PP = PINCH PIPE
RLS = REGISTERED LAND SURVEYOR

1405-29.CRD
FIELD BOOK 914 PAGE(S) 14

Flood Zone Data:
FLOOD ZONE X
COMMUNITY PANEL #125148 12103C0217 G
REVISED 9/3/03

Basis of Bearings:
SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH DRIVE NE AS BEING N.30°00'00"E., ASSUMED. (NO PLAT BEARINGS)

This Survey was prepared with the benefit of a title search by Fidelity National Title Insurance Company, Order No.: 00-20040, effective date of December 16, 2015 at 11:00 PM.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

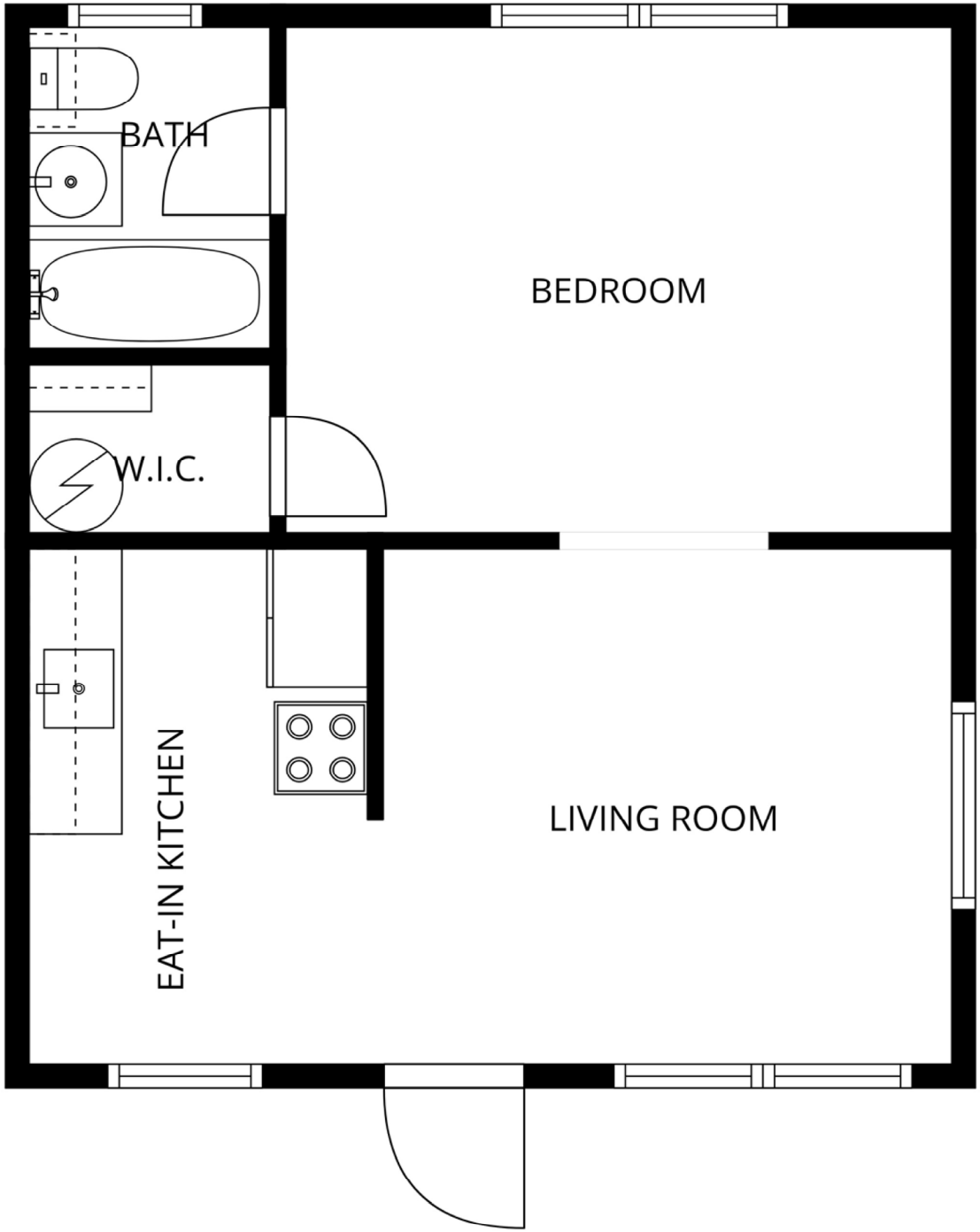
This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

Job Number: 1405-29
Drawn: DS

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4016 62nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 – fax (727) 577-9932

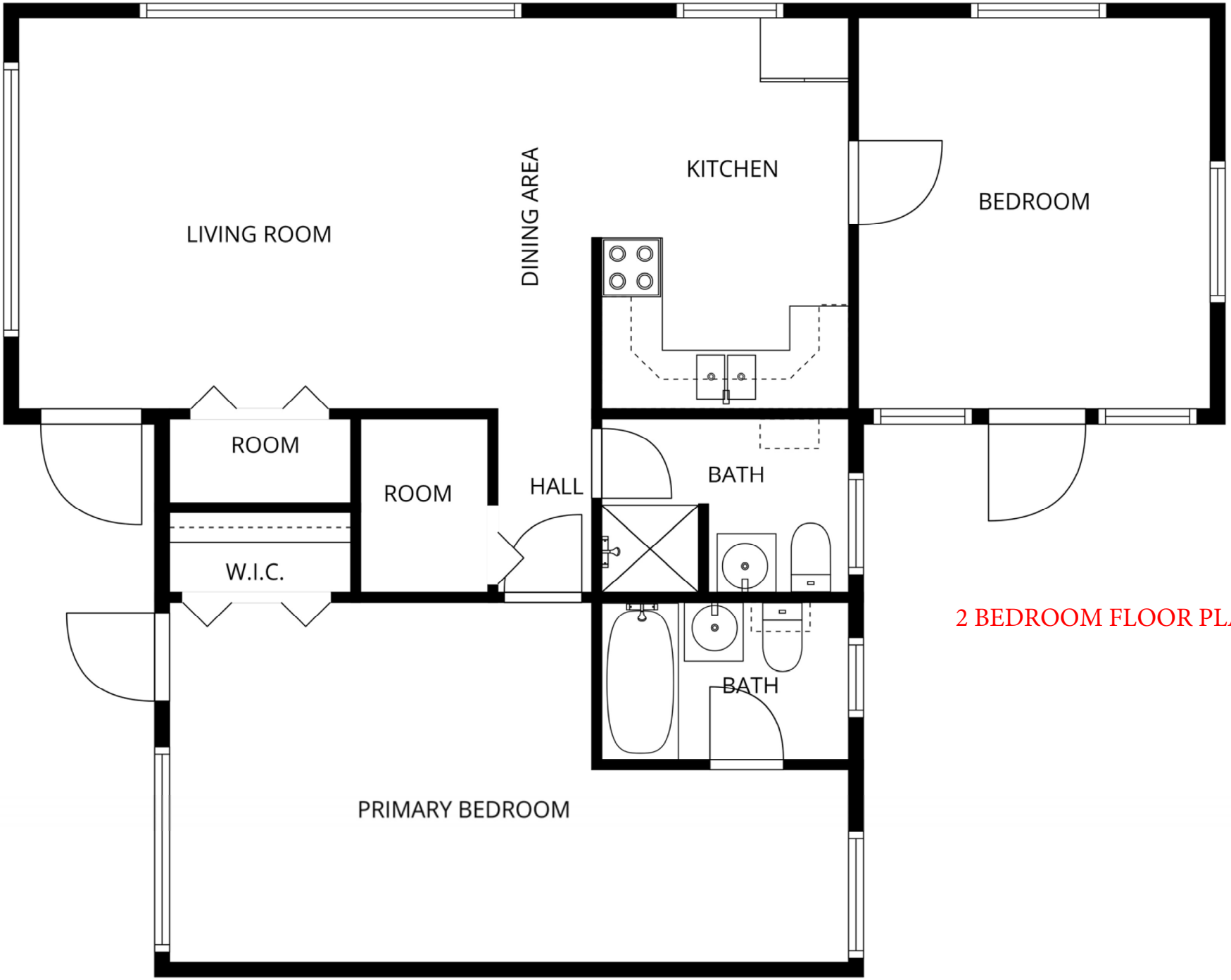
I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17.051-052, Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760



1 BEDROOM FLOOR PLAN

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



2 BEDROOM FLOOR PLAN

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.