

Cross Property 360 Property View

8105 W GULF BOULEVARD, TREASURE ISLAND, Florida 33706

Listing

U8138051 8105 W GULF BLVD, TREASURE ISLAND, FL 33706



County: Pinellas
Ownership: Fee Simple
Annual Gross Income: 537,479
Annual Expenses:
Annual Net Inc: 192,088.00
Security Deposit:
Building Name/#:
Total Num Bldg: 7
Property Style: Five or More
SqFt Source: Public Records
Heated Area: 4,443 SqFt / 413 SqM
Total Area: 4,443 SqFt / 413 SqM
SqFt Gross: 4,443
New Construction: No
Lot Features: Corner Lot
Flood Zone Code: VE
Status: Active
List Price: \$3,750,000
Lease Price:
LP/SqFt: \$844.02
Year Built: 1949
Special Sale: None
ADOM: 6
CDOM: 6
Total Units: 13
Proj Comp Date:

Welcome to Paradise. This property consists of 7 buildings with 13 updated units. The property features Four detached 2/1 cottages with front porches. One detached 2/2 cottage. Two attached 1/1 cottages. One attached 2/1 cottage and 5 efficiencies. Each of the units have been well maintain and come fully furnished and stocked. These properties feature tile floor throughout for easy cleaning and durability. The kitchens are solid wood cabinets with granite counter tops and stainless steel appliances in most units. The property has a heated pool, lush tropical landscaping, and dedicated parking in front of the units. Onsite laundry facilities. Public beach access is directly across the street. Future bookings in place that can be assumed by buyer. The units are individually deeded allowing the buyer many options from continuing running the business as short term rentals, creating condo docs and an hoa or setting up a timeshare with the units. With the endless possibilities this purchase is as easy as it comes. This property can be sold turned key with cleaners, maintenance, landscaping crews all willing to stay on.

<u>Unit Type</u>	<u># of Units</u>	<u># Occupied</u>	<u>Expected Rent</u>	<u>Sq Ft Heated</u>	<u>Garage Spcs</u>	<u>Garage Att.</u>
1 Bed/1 Bath	2		\$200			
2 Bed/1 Bath	5		\$275			
2 Bed/2 Bath	1		\$300			
Efficiency	5		\$150			

Land, Site, and Tax Information

Legal Desc: See attached Legal Descriptions of all units
Lot Dimensions: 100x195

Lot Size Acres: 0.44

Lot Size:
19,500 SqFt / 1,812 SqM

SE/TP/RG: 36-31-15

Zoning:

Section #: 36

Subdivision #:

Future Land Use:

Block/Parcel: 000

Tax ID: [36-31-15-09418-000-0140](#)

Zoning Comp:

Front Exposure:

Taxes: \$30,326.29

CDD: No

Tax Year: 2020

Lot #: 000

Homestead:

Flood Zone Date: 09/03/2003

Plat Book/Page: 41-74

Flood Zone Code: VE

Flood Zone Panel: 12103C0257G

Alt Key/Folio #:

Subdivision Name: BLUE WATERS THE CONDO

Additional Tax IDs:

Additional Parcel: No

of Parcels:

Tot Acreage: 1/4 to less than 1/2

Annual CDD Fee:

Floor #:

Building Elevator:

Waterfront Ft: 0

Water Frontage: No

Water Access: Yes-Beach - Public

Water Name:

Water View: No

Water Extras: No

Interior Information

A/C: Central Air, Mini-Split Unit(s)

Flooring Covering:

Heated Area Source: Public Records

Fireplace: No

Fireplace Desc:

Total Area: 4,443 SqFt / 413 SqM

Heat/Fuel: Central, Electric, Wall Units / Window Unit

Security Feat:

Heated Area: 4,443 SqFt / 413 SqM

Water: Public

Sewer: Public Sewer

Interior Feat: Ceiling Fans(s), High Ceiling(s), Solid Surface Counters, Solid Wood Cabinets, Vaulted Ceiling(s)

Appliances Incl: Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Individually Metered:

Exterior Information

Pool: Private

Ext Construction: Block, Stucco, Wood Frame

Pool Features: Gunite/Concrete, Heated, In Ground

Garage: No

Gar Spcs:

Attached:

Garage Dim:

Carpport: No

Carpport Spcs:

Roof: Tile

Garage/Parking Features: None, Open Parking

Ext Features: Balcony, Irrigation System, Lighting, Outdoor Grill, Outdoor Shower

Foundation: Slab, Stem Wall

Road Surface Type: Asphalt

Green Features

Community Information

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

Mo Maint\$(add HOA):

Condo Fees:

Monthly Condo Fee:

Housing for Older Per: No

FCHR Website:

Affidavit YN:

Expire Renewal Date:

Realtor Information

List Agent: [Tony Kelly](#)

List Agent ID: 261550851

List Agent Direct: 863-287-4672

List Agent E-mail: tonyjmkellypa@gmail.com

List Agent Fax: 727-521-7378

List Agent Cell: 863-287-4672

List 2 Agent: [Morgan Ellis](#)

List Agent 2 ID: 260037065

List Agent 2 Phone: 727-455-8569

List Agent 2 Email: morgan@abetterliferealty.com

Sales Team:

List Office: [A BETTER LIFE REALTY](#)

List Office ID: 260031862

On Market Date: 09/28/2021

Owner: BLUE WATERS TI LLC

Expiration Date: 03/31/2022

Listing Type: Exclusive Right To Sell

Listing Service Type: Full Service

Spec List Type: Exclusive Right To Sell

Single Agent: \$100

Dual Variable Compensation YN:No

Showing Instructions: Appointment Only

Driving Directions: Gulf Blvd to South on W Gulf Blvd to address.- Property will on the left across from pubic beach access parking.

Realtor Remarks: Property is under federal receivership Please allow up to 1 week for seller response and 45 days for closing. Escrow Agent is Najmy Thompson, P.L 3400 S. Tamiami Trail, Suite 201, Sarasota, FL 34239 Property is a short term vacation rental property. Do not walk the property without listing agent. Showings can be arranged for qualified buyers by contacting Tony @ 863-287-4672 Financials and occupancy rates are available upon request. Revenue- Based on T-12 from 7/20-6/21- Will be updated once Q3 2021 is finalized by Receivers Accountant. 1/21-6/21- Avg income was 57k a month.

List Office Phone: 727-521-7378

List Office Fax: 727-521-7378

Call Center #:

LP/SqFt: \$844.02

Original Price: \$3,750,000

Owner Phone:

Representation:

Distribute To: Homes.com, HomeSnap, International MLS, Realtor.com

Bonus:

Bonus Exp Date:

Non-Rep: \$100

Trans Broker: \$100

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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