



PATRICK CALHOON
COMMERCIAL BROKER
CALHOON REAL ESTATE

WWW.PATCALHOON.COM
PATCALHOON@AOL.COM
OFFICE = 727-398-2774
FAX= 727-392-6027

C-21 REAL ESTATE CHAMPIONS
4350 DUHME RD.
MADEIRA BEACH, FL, 33708



PAT, REBECKA & BEN CALHOON

LICENSED IN FL, NC, SC, TN, CT, MA

HUGE PRICE REDUCTION

THE TIME IS NOW TO BUY AT VERY LOW PRICES FOR THE BEACH AREAS

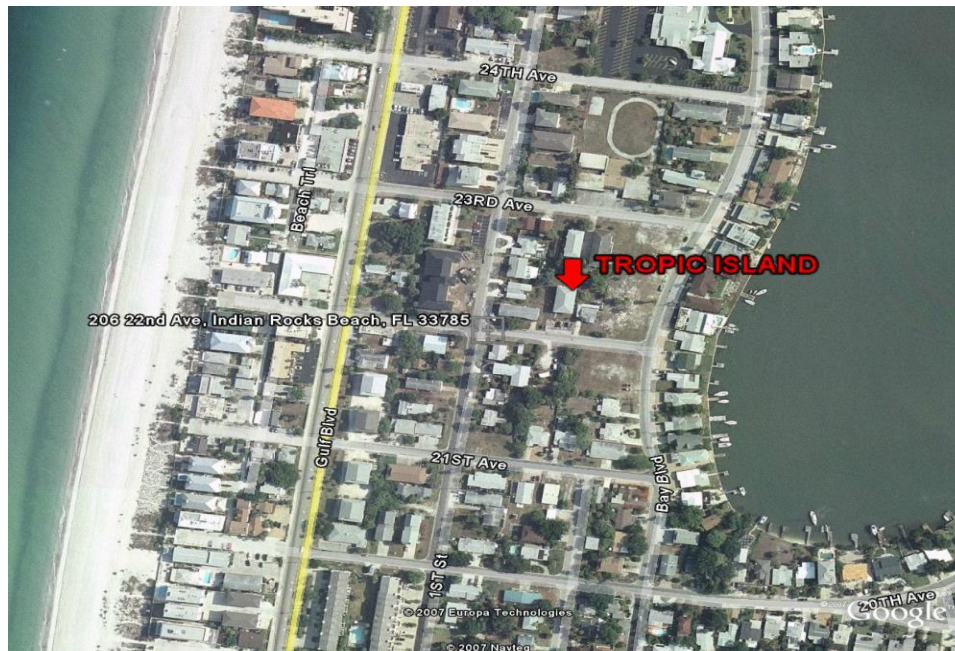
THESE UNITS MAY BE SOLD AS CONDOS, LEASED ON A LONG TERM BASIS, OR OPERATED AS SHORT TERM TOURIST RENTALS

PLENTY OF ROOM TO ADD POOL IN REAR OF PROPERTY

IDEAL FOR A FAMILY COMPOUND

ONLY 2 OWNERS SINCE BUILT !

CONDO CONVERSION/APARTMENTS FOR SALE
INDIAN ROCKS BEACH, FL \$ 699,000



6 UNIT COMPLEX LOCATED AT 206 22ND AVE N.

CONDO DOCS IN PLACE AND READY TO MARKET FOR SALE

A COUPLE OF UNITS ARE LEASED, BUT OTHERS ARE LEFT VACANT FOR CONDO SALES

3 BLOCKS TO SANDY BEACHES

ALL UNITS ARE 2BR/1BA

ACROSS STREET FROM INTERCOASTAL WATERWAY

LOT SIZE IS 9,000 SQUARE FEET

BUILDING IS 4,556 SQ FT, OR ABOUT 760 SQ FT PER UNIT - BUILT IN 1972

MANY IMPROVEMENTS SUCH AS NEW ROOF, CENTRAL A/C'S, WINDOWS, DOORS, WATER HEATERS, BATHROOMS & KITCHENS

CONDO PRICE POINTS ARE \$ 189,000—\$ 209,000

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Viewer must verify the information and bears all risks for any inaccuracies.