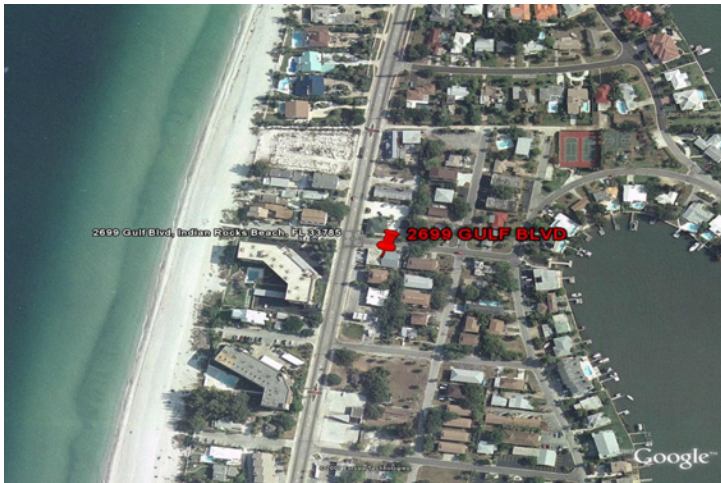


INDIAN ROCKS BEACH INCOME PROPERTY FOR SALE—2699 GULF BLVD—\$ 995,000



HIGHLY DESIRABLE CORNER LOCATION IN BEAUTIFUL INDIAN ROCKS BEACH, ACROSS THE STREET FROM THE GULF OF MEXICO AND THE SANDY WHITE BEACHES

LONG TIME OWNERS LIVE IN LUXURIOUS 2 BR 2 BA OWNERS APARTMENT WITH 3 CAR GARAGE IN BACK OF BUILDING

COMPLETELY REMODELED IN 2004 WITH NEW ROOF, 10 FOOT CEILINGS ALL NEW FIXTURES, FLOORING, ETC.—ABOUT 1,900 SQUARE FEET

GARAGE HAS EXTRA KITCHEN AND STORAGE AREAS—ROOM IN ATTIC TO MAKE LOFT APT.

RESTAURANT IS OPERATED BY RELATIVE WHO WILL BE VACATING UPON SALE, WITH NINETY DAYS NOTICE—ABOUT 1,200 SQUARE FEET

ALL ATTACHED FIXTURES WILL STAY, AND OTHER EQUIPMENT MAY BE NEGOTIABLE

RESTAURANT SEATS APPROX 40-50, AND HAS BEEN IN BUSINESS FOR MANY YEARS UNDER FAMILY OWNERSHIP

ALSO HAS 400 SQUARE FEET OF ENCLOSED STORAGE BETWEEN RESTAURANT AND OWNERS UNIT THAT COULD BE LEASED OUT

IDEAL FOR BUYER WHO WANTS TO OWN AND OPERATE FOOD OR BAR BUSINESS, AND LIVE ON SITE, OR SIMPLY FOR INVESTOR LOOKING TO LEASE OUT PROPERTY FOR INCOME

NINE PARKING SPACES BUT PUBLIC PARKING NEARBY IN SEVERAL LOCATIONS

LOT SIZE IS 60 X 120, AND TOTAL BUILDING RENTABLE SQ FOOTAGE IS 3,550

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.



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ALSO LICENSED
OR AFFILIATED IN
IN GEORGIA,
NORTH CAROLINA
CONNECTICUT &
MASSACHUSETTS !