

# PRIME LAND & GULF FRONT MOTEL FOR SALE

## 10450 GULF BLVD, TREASURE ISLAND—\$ 2,800,000



THE WINDJAMMER MOTEL IS LOCATED DIRECTLY ON THE WHITE SANDY BEACHES OF THE GULF OF MEXICO IN TREASURE ISLAND

16 UNITS, CONSISTING OF 5 ONE BR APARTMENTS, 7 EFFICIENCIES, & 4 MOTEL ROOMS, PLUS OFFICE, SPACIOUS LOBBY AREA, AND A LARGE HEATED SWIMMING POOL

UNPARALLELED EXPANSE OF BEACH LEADING TO THE WARM GULF WATERS, AND FEATURING SPECTACULAR SUNSET VIEWS

128 FT OF GULF FRONTAGE, AND ABOUT 90FT IN DEPTH, WITH GOOD GULF BLVD SIGNAGE

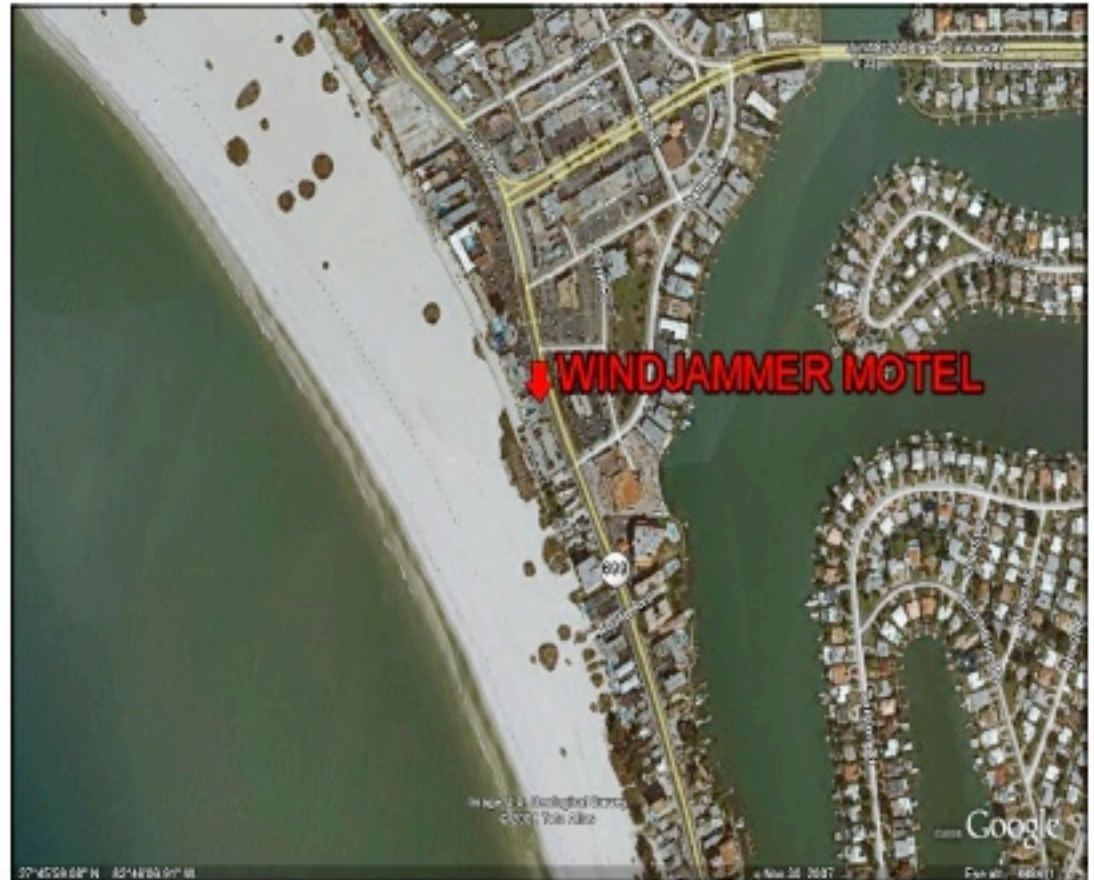
SIMILAR WELL KEPT MOTELS ALONG THE GULF AVERAGE ABOUT \$ 20,000—\$ 25,000 PER UNIT PER YEAR IN GROSS RENTALS

INCOME & EXPENSE INFORMATION WILL BE AVAILABLE WITH SIGNED CONFIDENTIALITY AGREEMENT

ONE BLOCK SOUTH OF THE MAIN TREASURE ISLAND CAUSEWAY

THE BUILDING TOTALS ABOUT 9,600 SQ FT, INCLUDING THE COVERED PATIO DECKS, AND IS BLOCK CONSTRUCTION BUILT IN 1955

STRICTLY CONFIDENTIAL, AND SHOWN BY APPOINTMENT ONLY



*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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