

7 UNIT WATERFRONT COMPLEX FOR SALE MADEIRA BEACH, FLORIDA \$ 749,000



BEAUTIFUL OPEN WATER VIEWS WITH 80' OF FRONTAGE ON THE INTERCOASTAL WATERWAY, JUST 3 BLOCKS TO SANDY BEACHES

7 UNIT APARTMENT BUILDING, WITH ONE 2BR/1BA, FOUR 1BR/1BA AND TWO LARGE STUDIO APARTMENTS

POOL & DECK OVERLOOK THE BAY FOR LOVELY TROPICAL AMBIENCE

DOCK WITH 2 BOAT SLIPS MAY BE EXPANDABLE TO FOUR

IF RE-DEVELOPED, ZONING IS IN PLACE FOR 3 TOWNHOMES; OR COULD CONVERT TO MOTEL WITH SEASONAL TOURIST RENTALS

14231 N BAYSHORE BLVD, MADERIA BEACH — STRICTLY CONFIDENTIAL

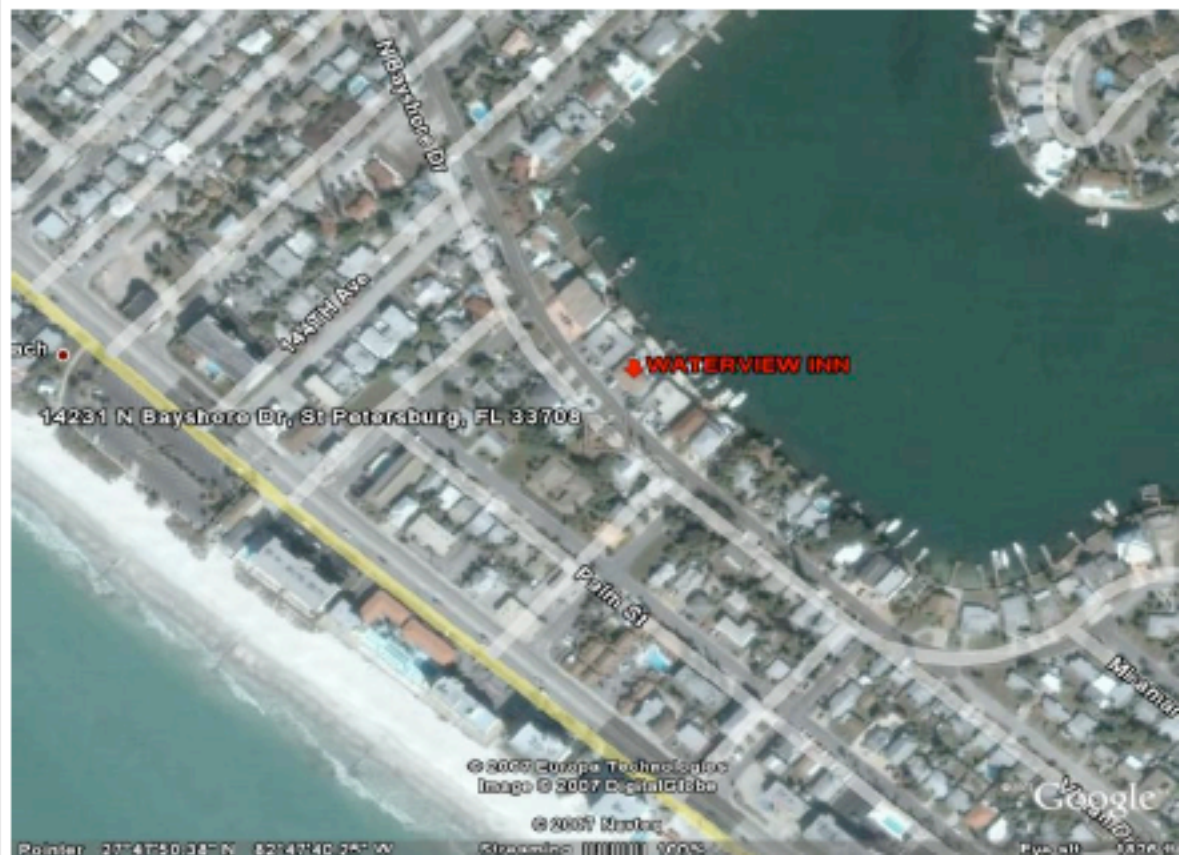
LOT SIZE IS 9,396 SQUARE FT, AND BUILDING IS ABOUT 4,604 OF RENTABLE SPACE, BUILT IN 1957

TENANTS ARE ON ANNUAL LEASES, AND PAY THEIR OWN ELECTRIC BILLS & SOME OTHER UTILITIES

THE ROOF & POOL ARE ROUGHLY 7-8 YEARS OLD

ADJACENT PROPERTIES MAY BE AVAILABLE FOR PURCHASE AND THE 3 LOTS WOULD TOTAL ABOUT 240 FT OF WATERFRONTAGE

INCOME / EXPENSE INFORMATION AVAILABLE UPON REQUEST



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.

PATRICK CALHOON—CENTURY 21 REAL ESTATE CHAMPIONS
4350 DUHME RD., MADEIRA BEACH, FL, 33708
WWW.PATCALHOON.COM *** PATCALHOON@AOL.COM *** 727-398-2774

ALSO LICENSED IN :

NC, SC, TN, GA,
CT & MA !