

# Available For Sale

## The Safety Harbor Motel

Price: \$2,650,000

Cap Rate: 7.85%

**For More Information Contact:**

Ben Kreloff Licensed Real Estate Broker

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# 01 Executive Summary

Centrally positioned along Main Street in one of Tampa Bay's most desirable submarkets, the Safety Harbor Motel is a well-maintained 13-unit hospitality property that combines classic Florida appeal with the reliability of a modern, turnkey asset. The 2022 renovation upgraded interiors, infrastructure, and guest amenities, positioning the property to meet current traveler expectations while retaining the charm that draws repeat visitors year after year. Its prime location within walking distance of the waterfront, local dining, boutique shopping, and community attractions ensures consistent year-round demand, while easy access to Clearwater Beach, Tampa, and surrounding destinations further enhances its investment appeal.

- **6 Queen Studios** - Each unit includes a kitchenette equipped with a cooktop, sink, mini-fridge, and coffee maker.
- **2 King Studios** - These studios also offer a kitchenette setup featuring a cooktop, sink, mini-fridge, and coffee maker.
- **1 Two-Bedroom House** - Full kitchen with oven, microwave, dishwasher, and refrigerator.
- **1 Two-Bedroom Cottage** - Includes 2 adjacent sleeper rooms, allowing it to function as a 4-bed/3-bath setup.
- **1 One-Bedroom House** - Full kitchen with oven, microwave, dishwasher, and refrigerator.





**Positioned in a high-barrier-to-entry market with consistent tourism demand and limited boutique competition, the property provides investors with a stable, cash-flowing hospitality asset and significant upside potential. The updated interiors, functional layouts, and range of room types make it well suited for short-term visitors, seasonal guests, and extended stays alike. Its strategic location within one of Pinellas County's most sought-after communities supports strong year-round occupancy, while opportunities for revenue growth through direct bookings, dynamic pricing, and targeted marketing offer additional long-term value creation.**

# Project Updates and Improvements

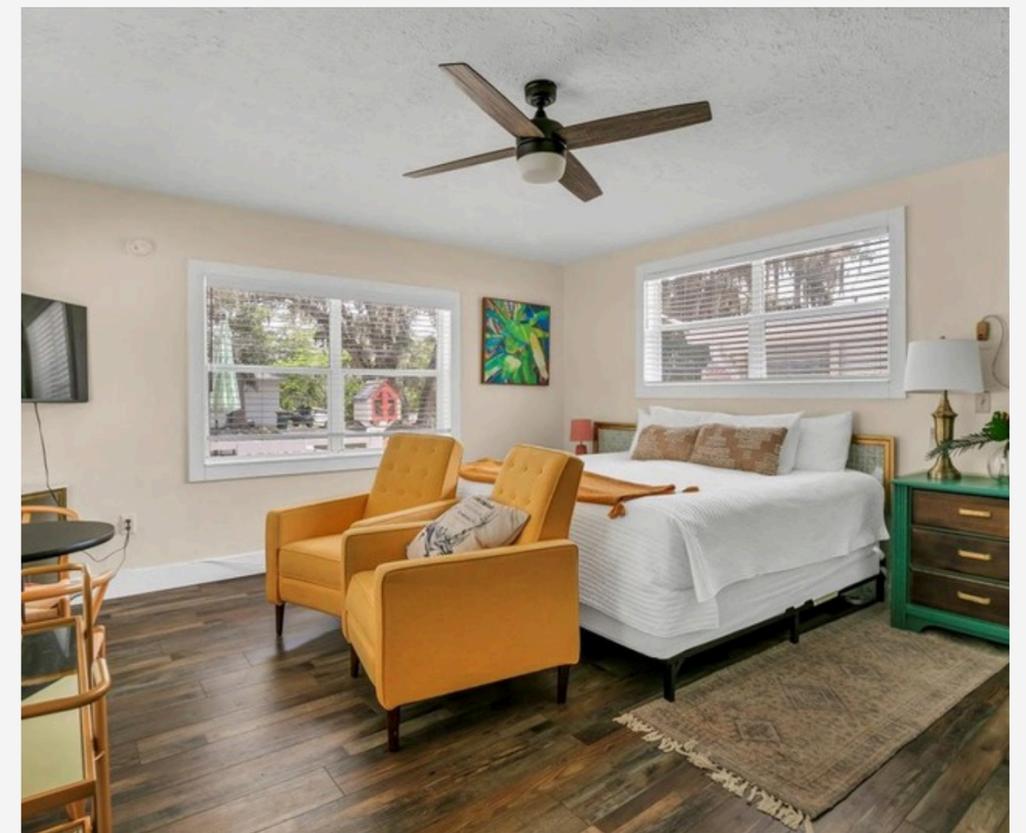
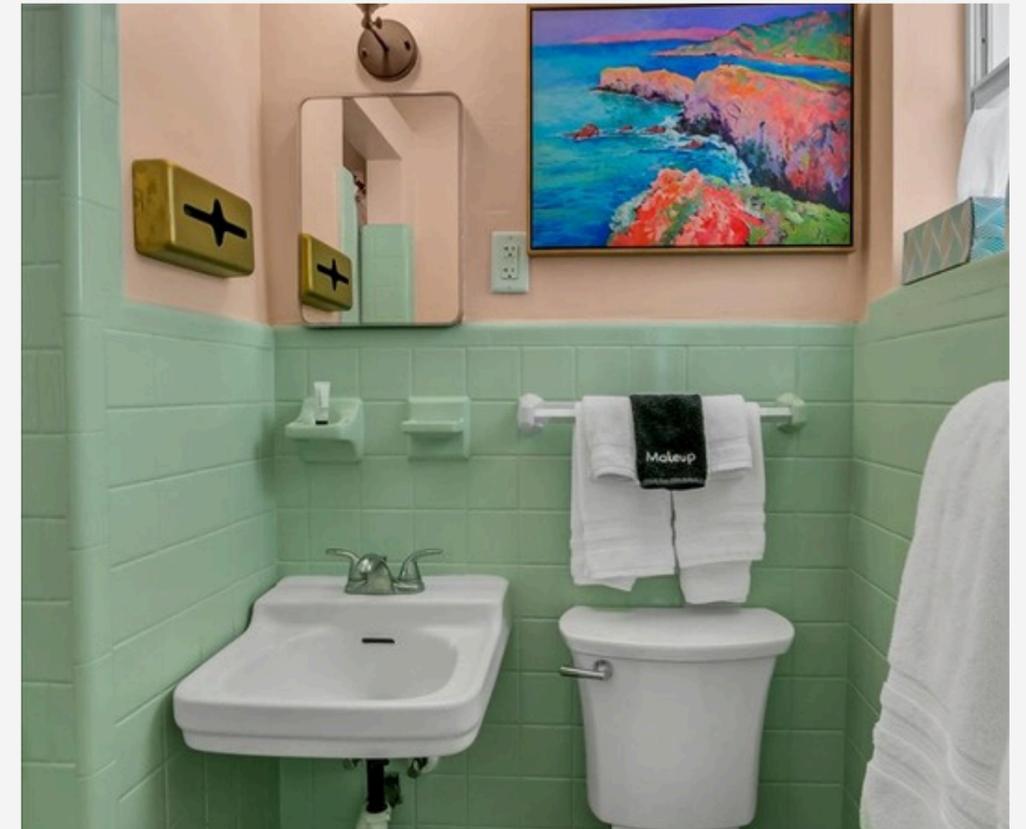
After the 2022 takeover and renovation, the property received the following improvements:

- Roofs replaced for all buildings.
- Exterior repainted.
- Plumbing updated throughout property.
- Interior floors upgraded and units repainted.
- Electric service panels updated.
- Keyless entry locks and security cameras installed.
- Eight units upgraded with Daikin ductless A/C systems.
- Parking lot sealed and striped.

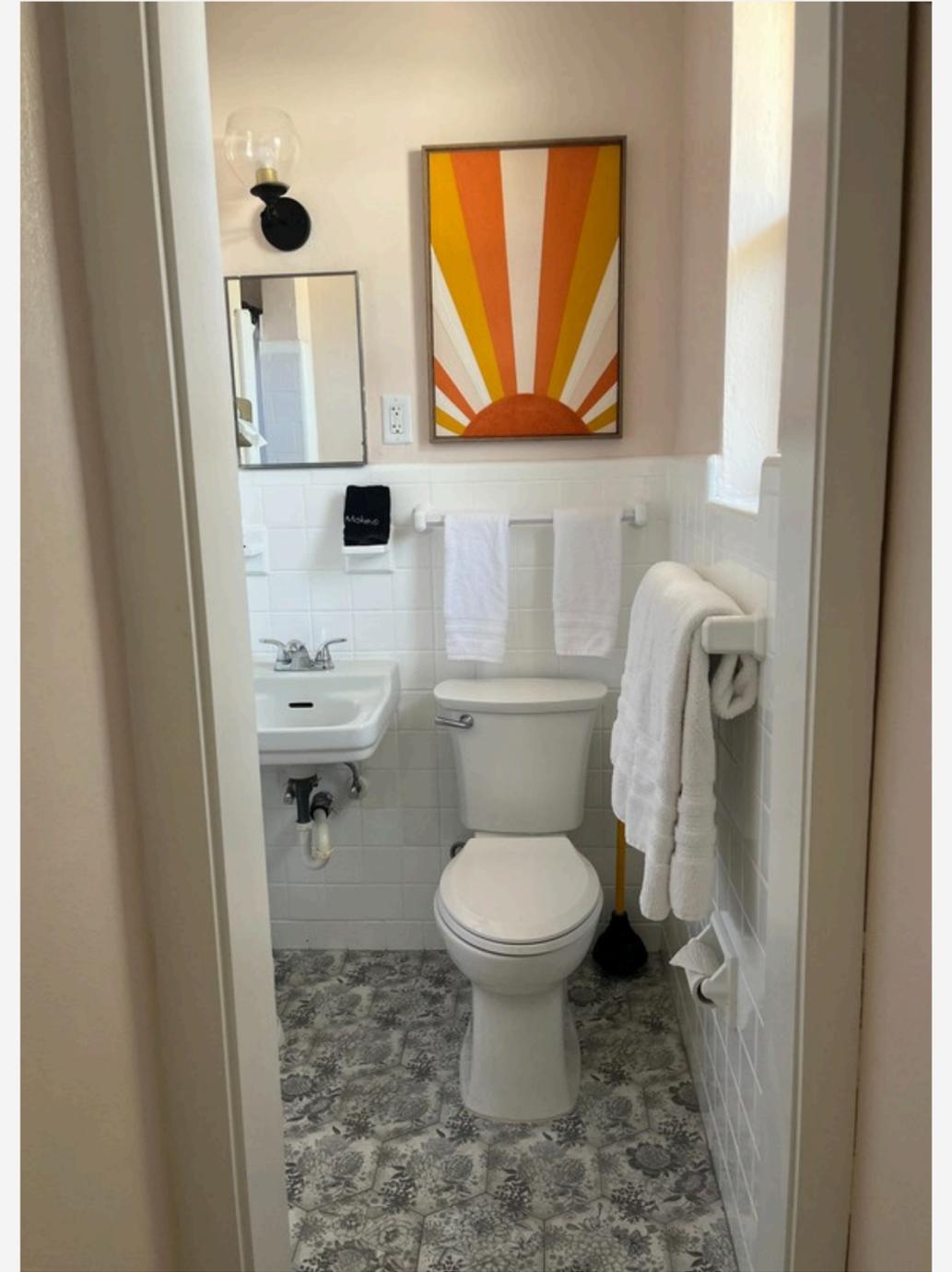
# 02 Property Photos

Studios: 101, 102, 103, 104, 105, 106, 107 & 112,  
One Bedroom: 108 & 109  
Two Bedroom: 111 & 114

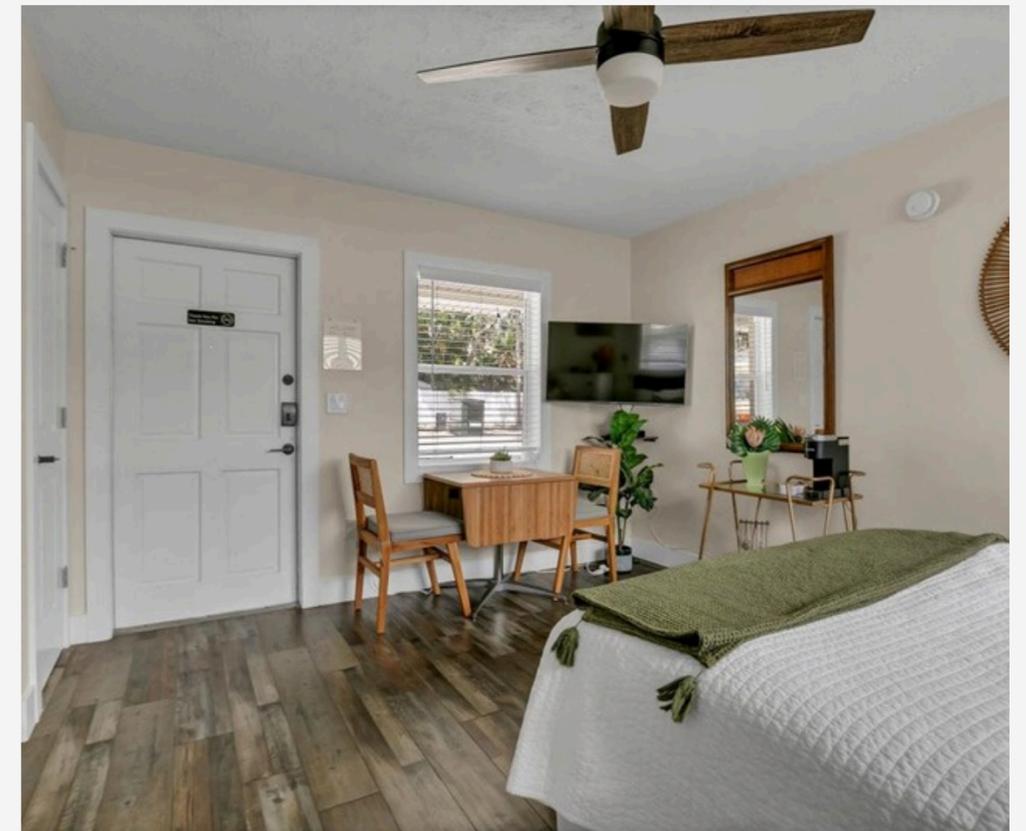
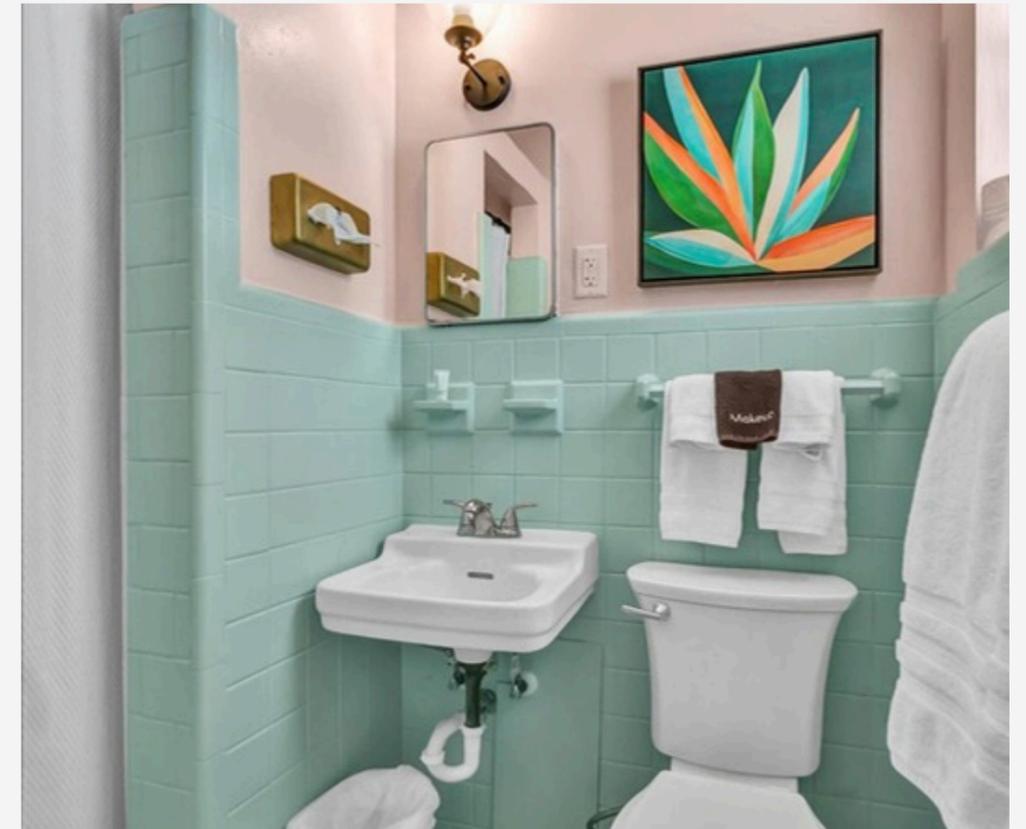
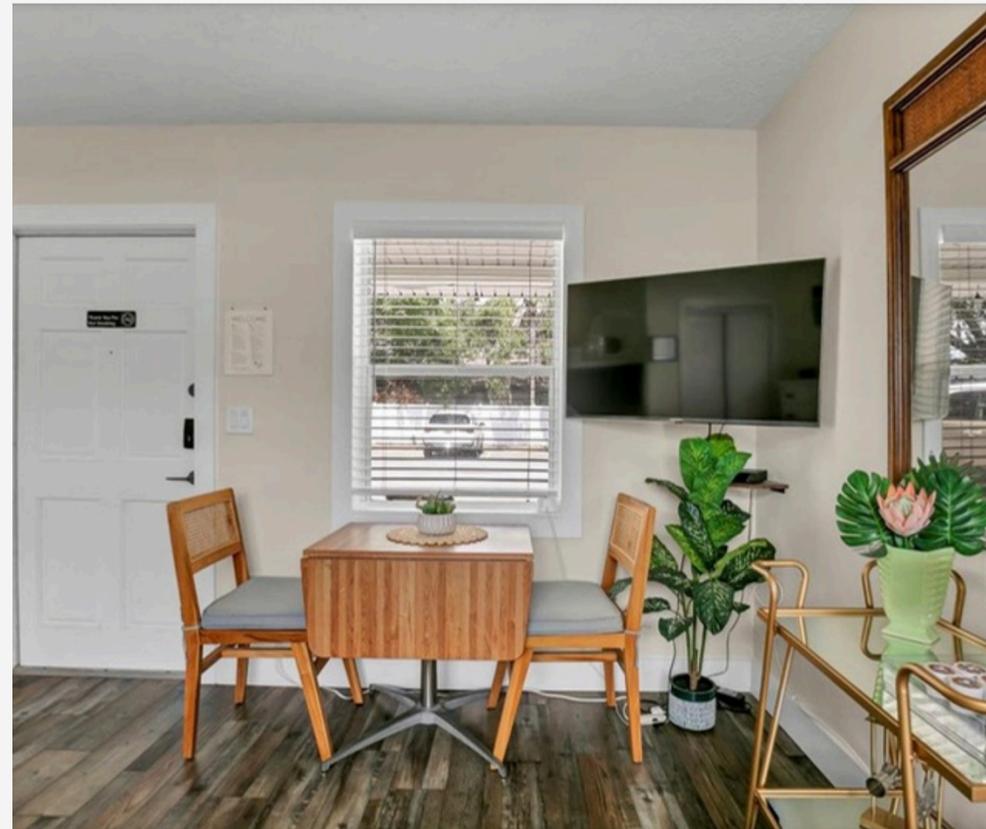
# Unit 101



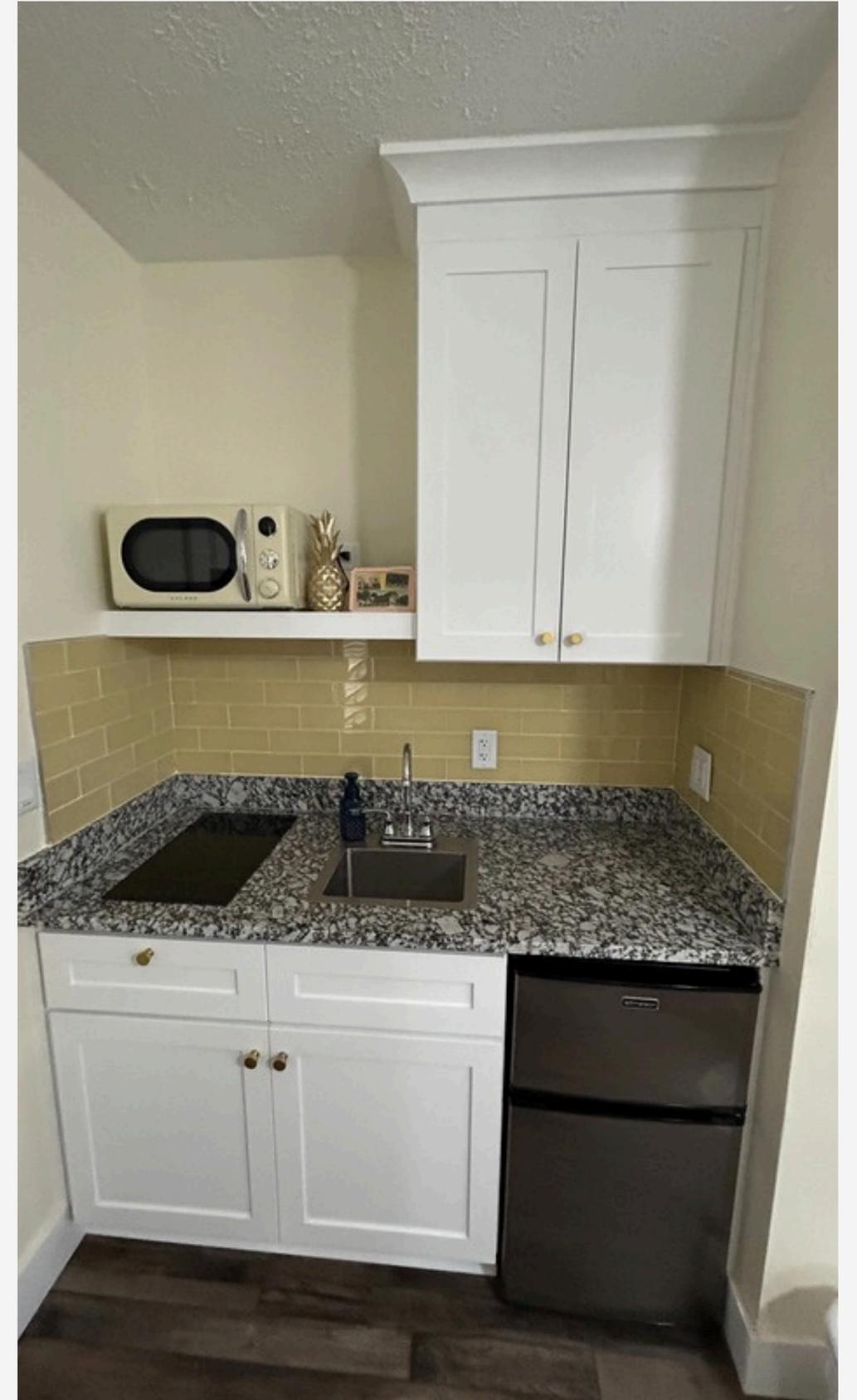
# Unit 102



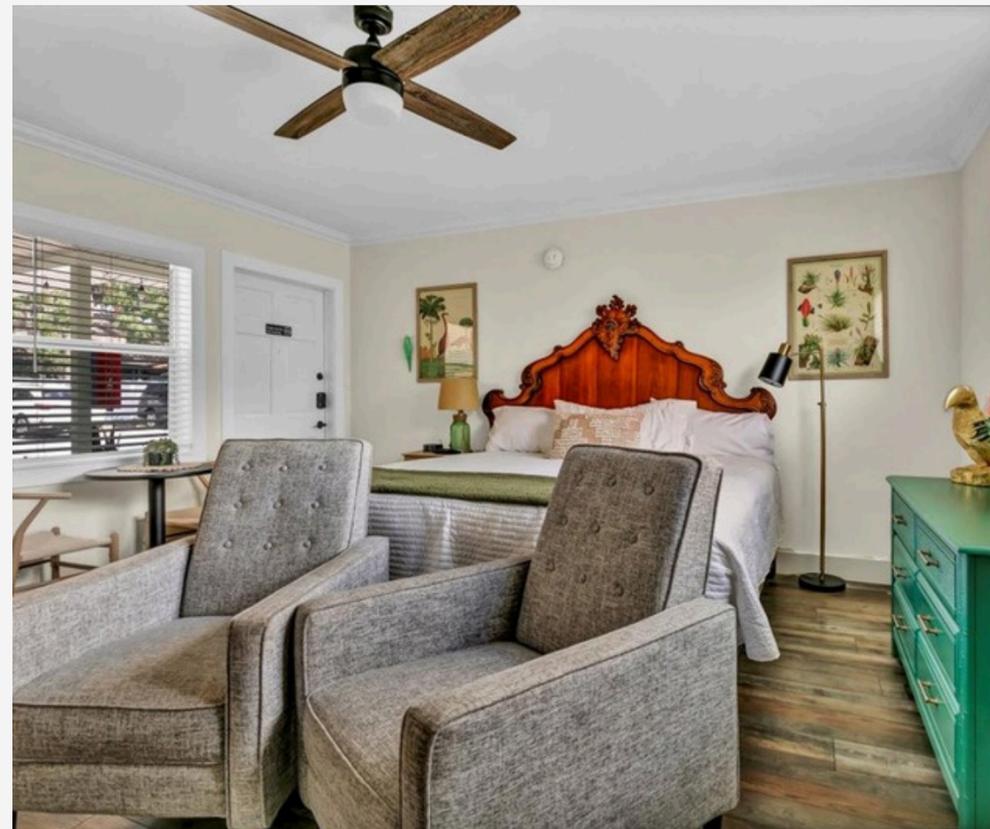
# Unit 103



# Unit 104



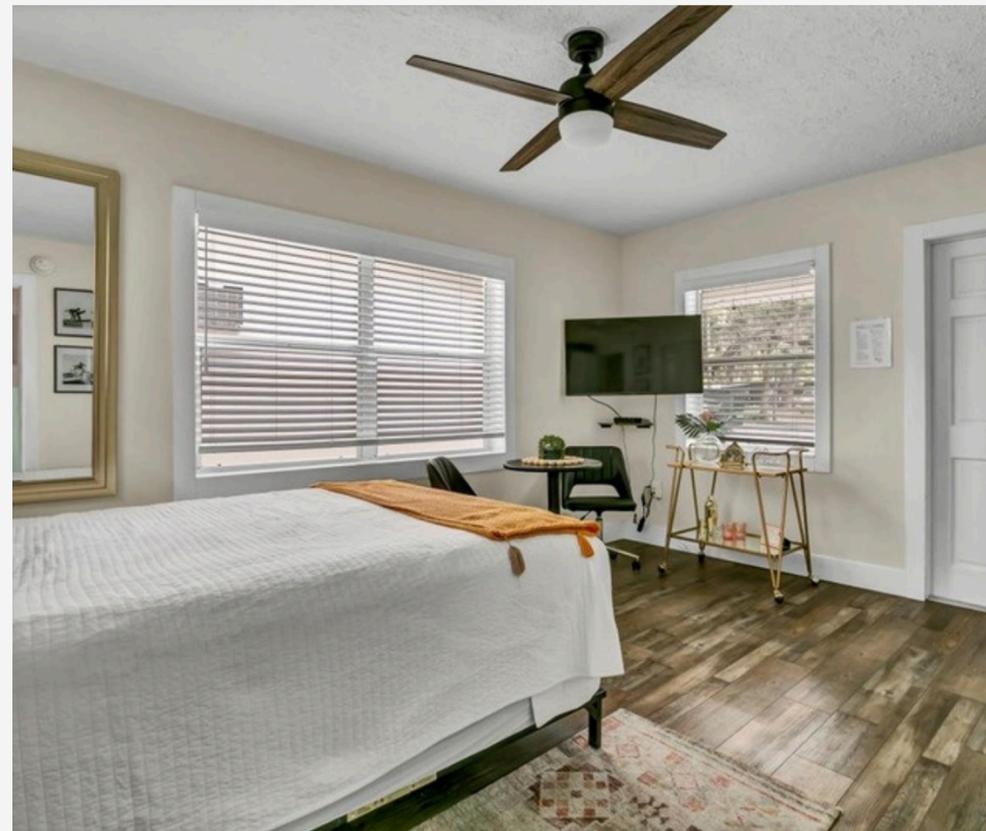
# Unit 105



# Unit 106



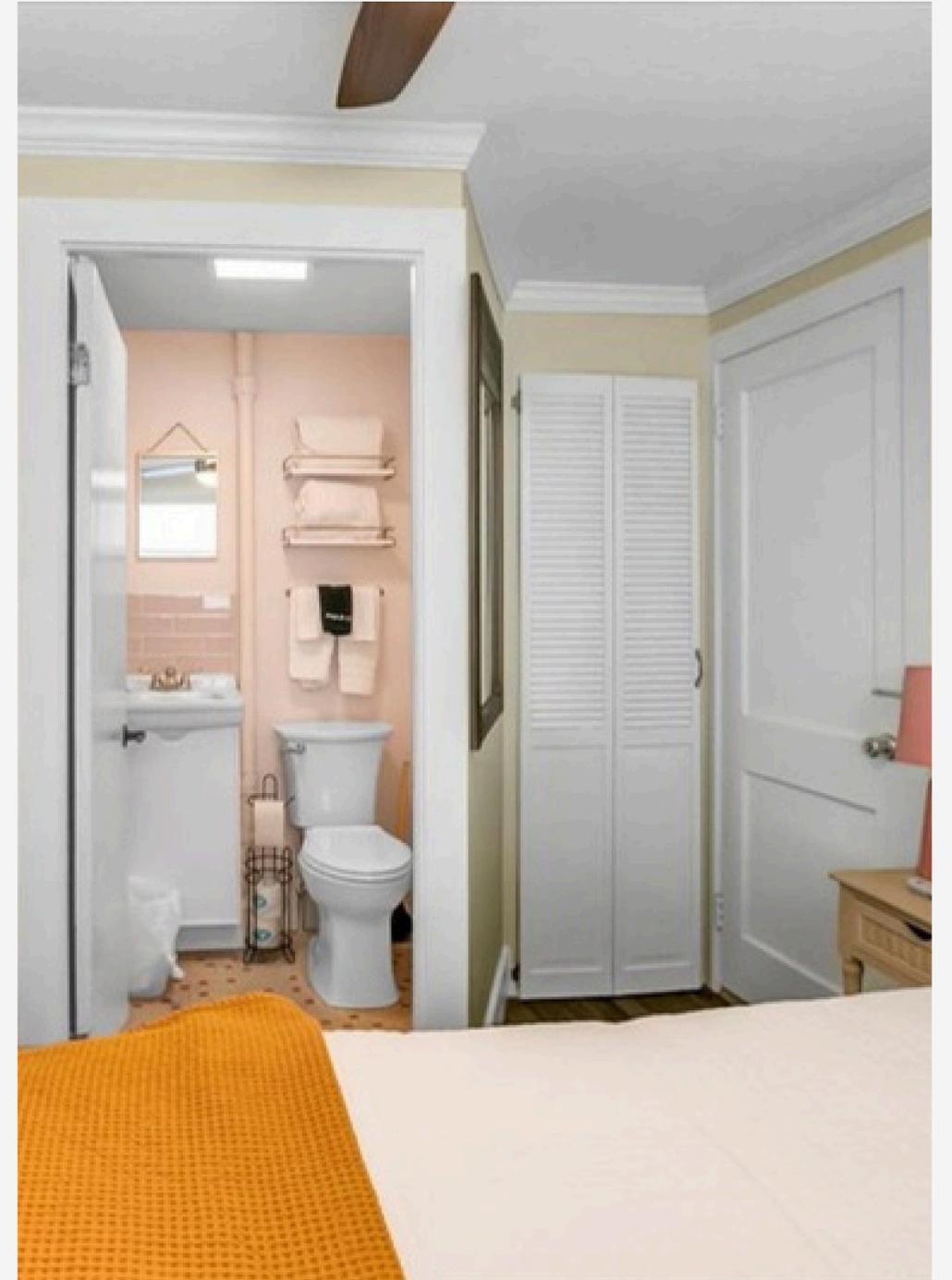
# Unit 107

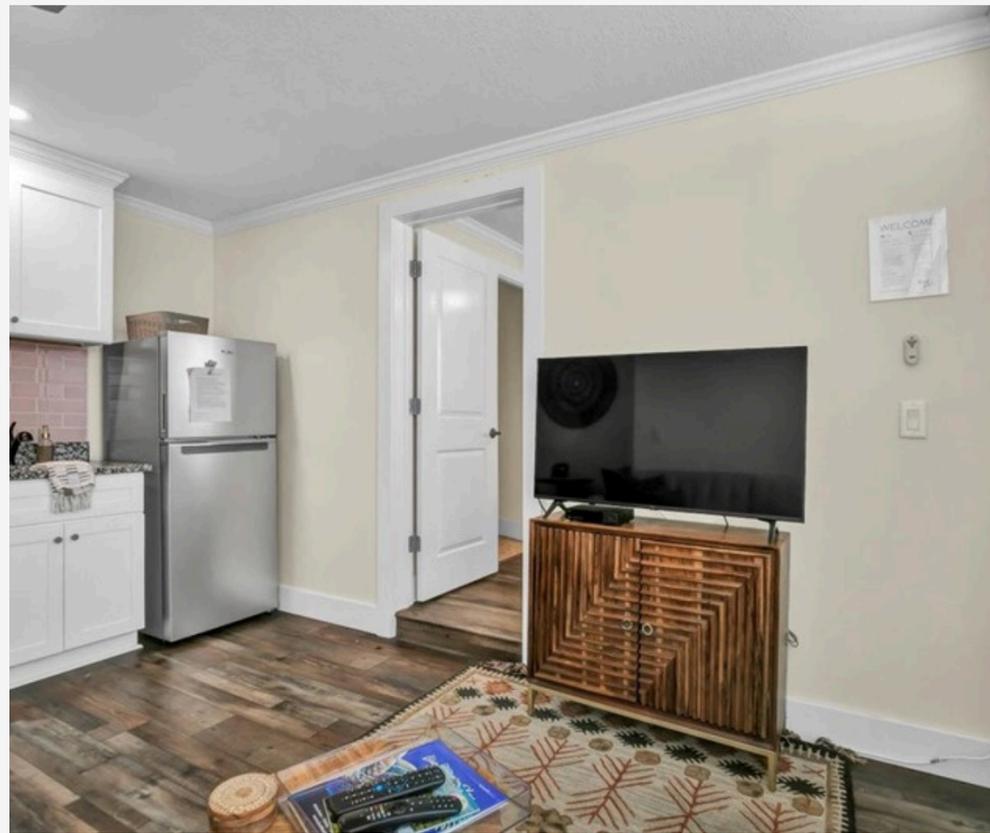


# Unit 108



# Unit 109



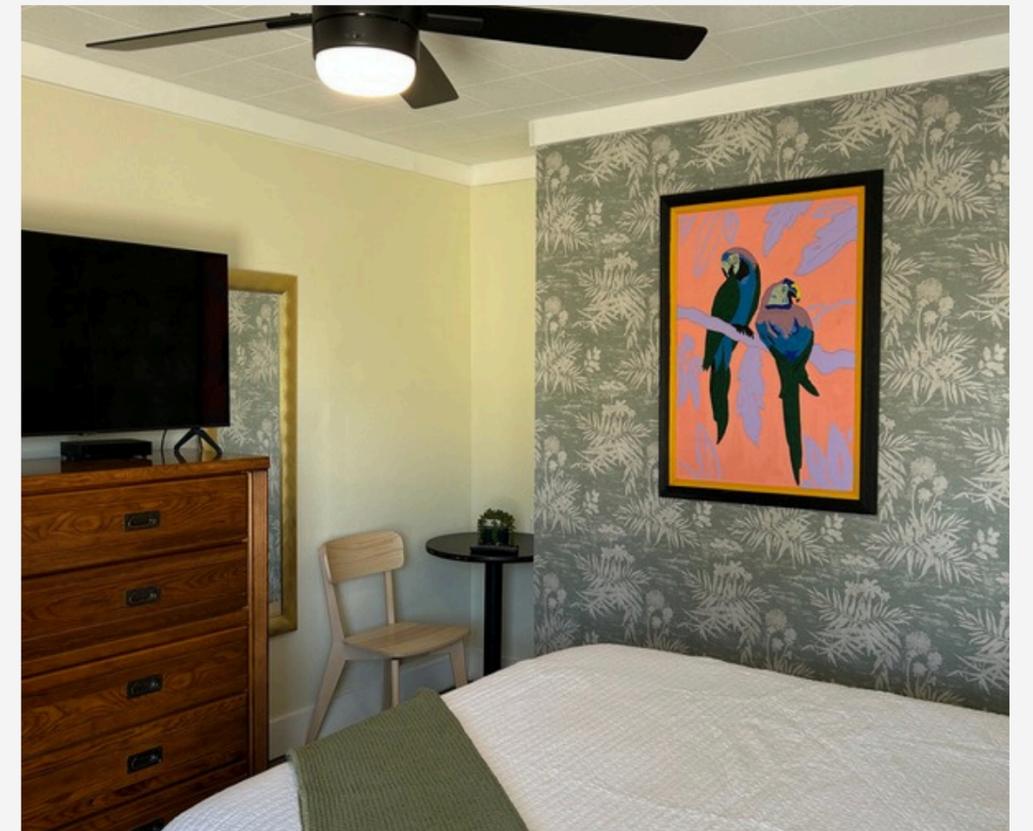


# Unit 111

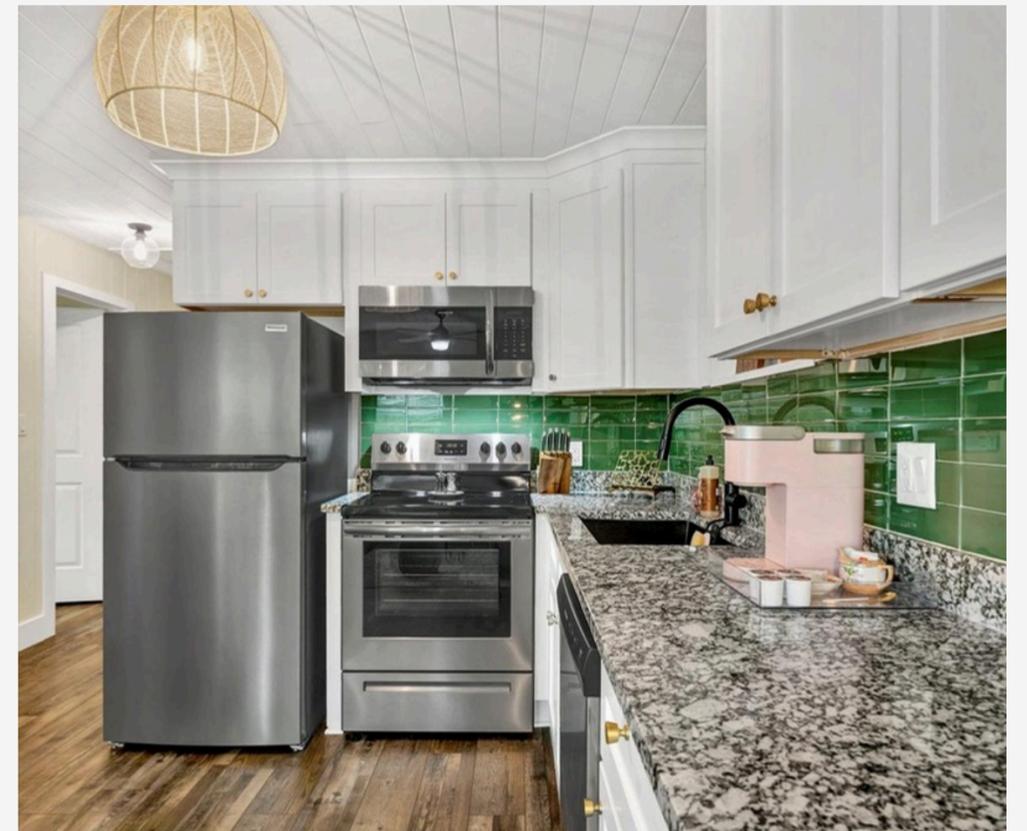




# Unit 112



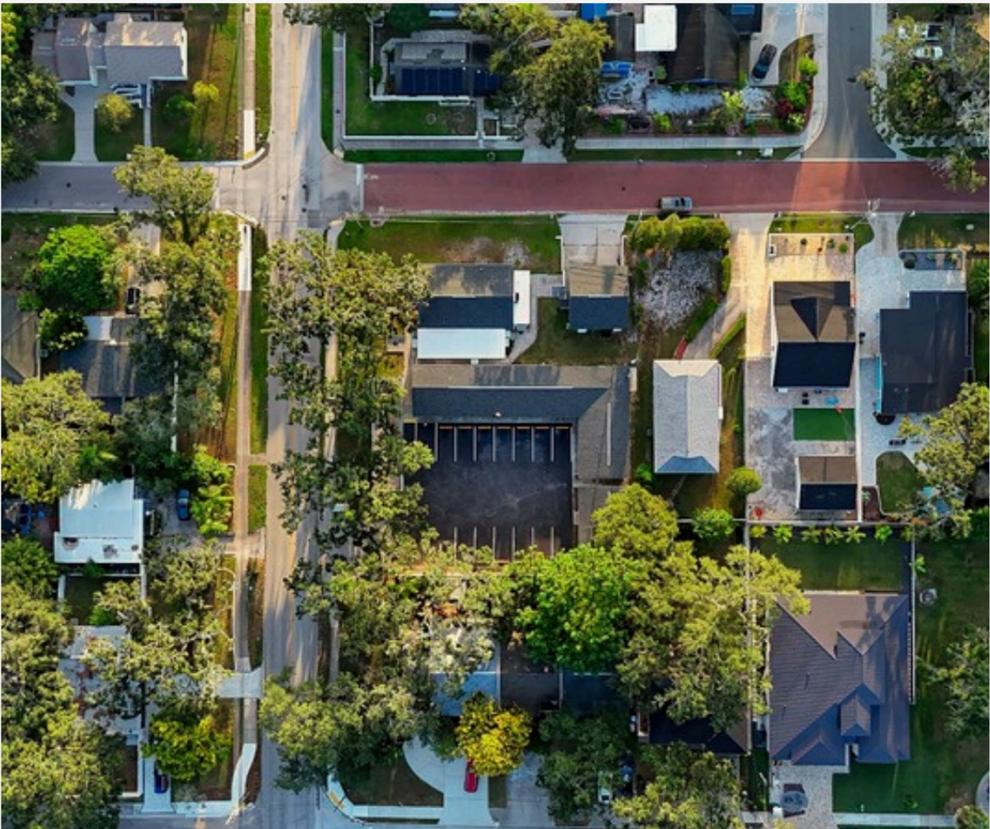
# Unit 114





# Exterior



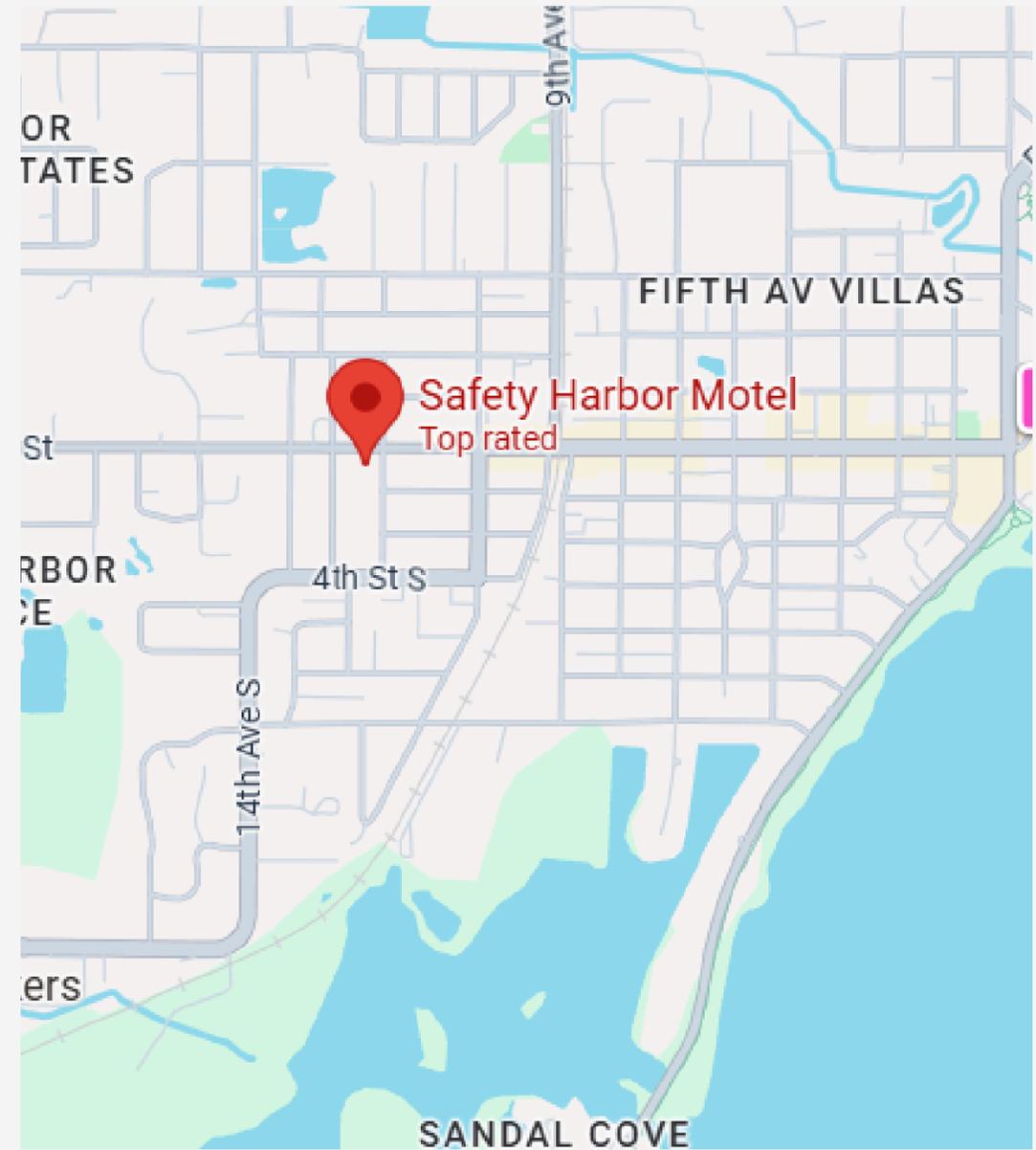
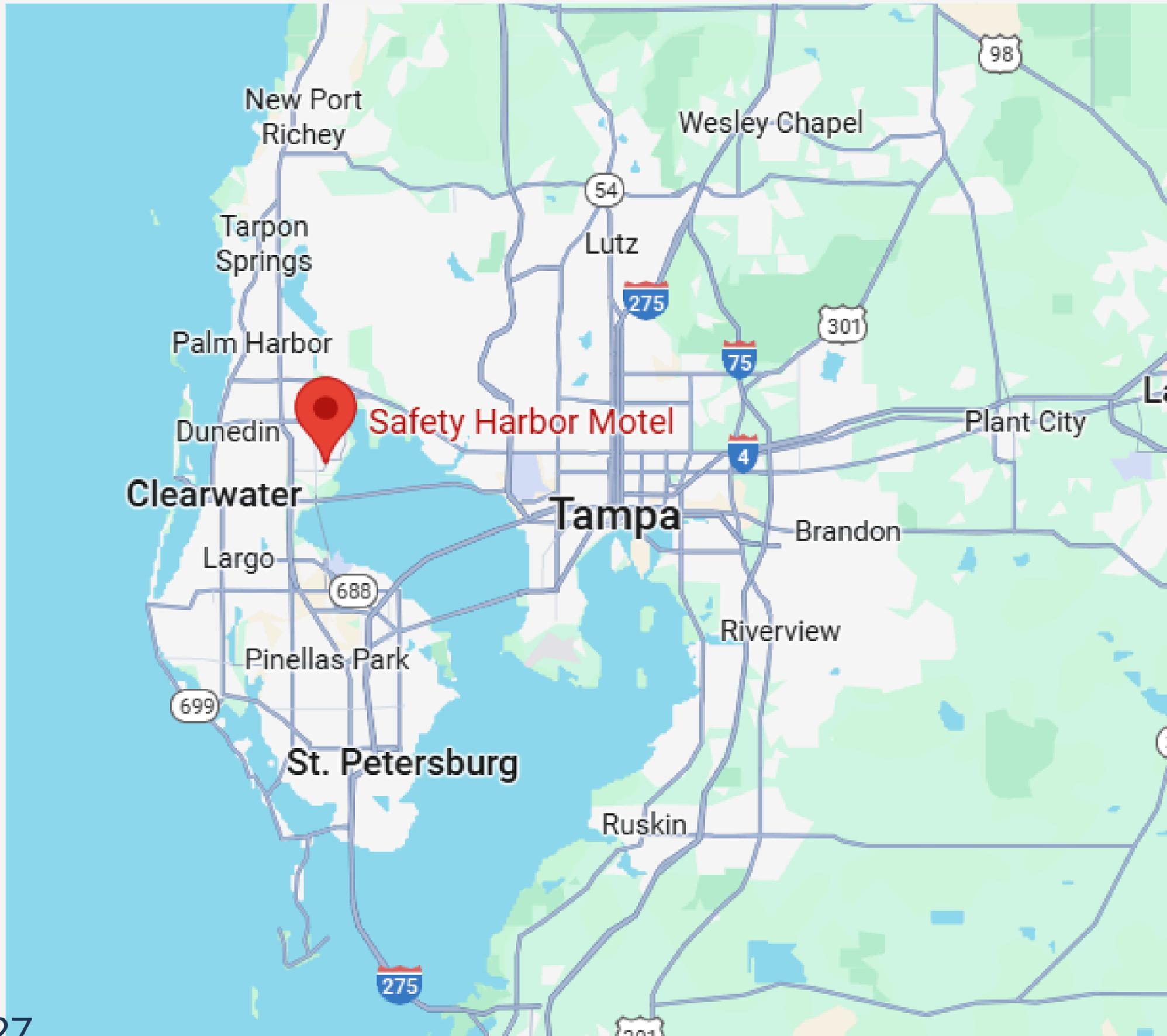


# Property Detail 03

Parcel ID	04-29-16-66348-003-0170
Address	1106 MAIN ST SAFETY HARBOR, FL 34695
Legal Description	PARK HEIGHTS BLK C, LOTS 17, 18 & 19
Year Built	1957   1970   1953   1954
Total Buildings	4,758
Lot Size	17,860 SF/ 0.41 AC
Construction	Block/Frame
Roof	Gable Or Hip
Total Buildings	4 Buildings



# 05 Location Overview



# ARK Property Solutions

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