



# For Sale

## Waterfront Multifamily



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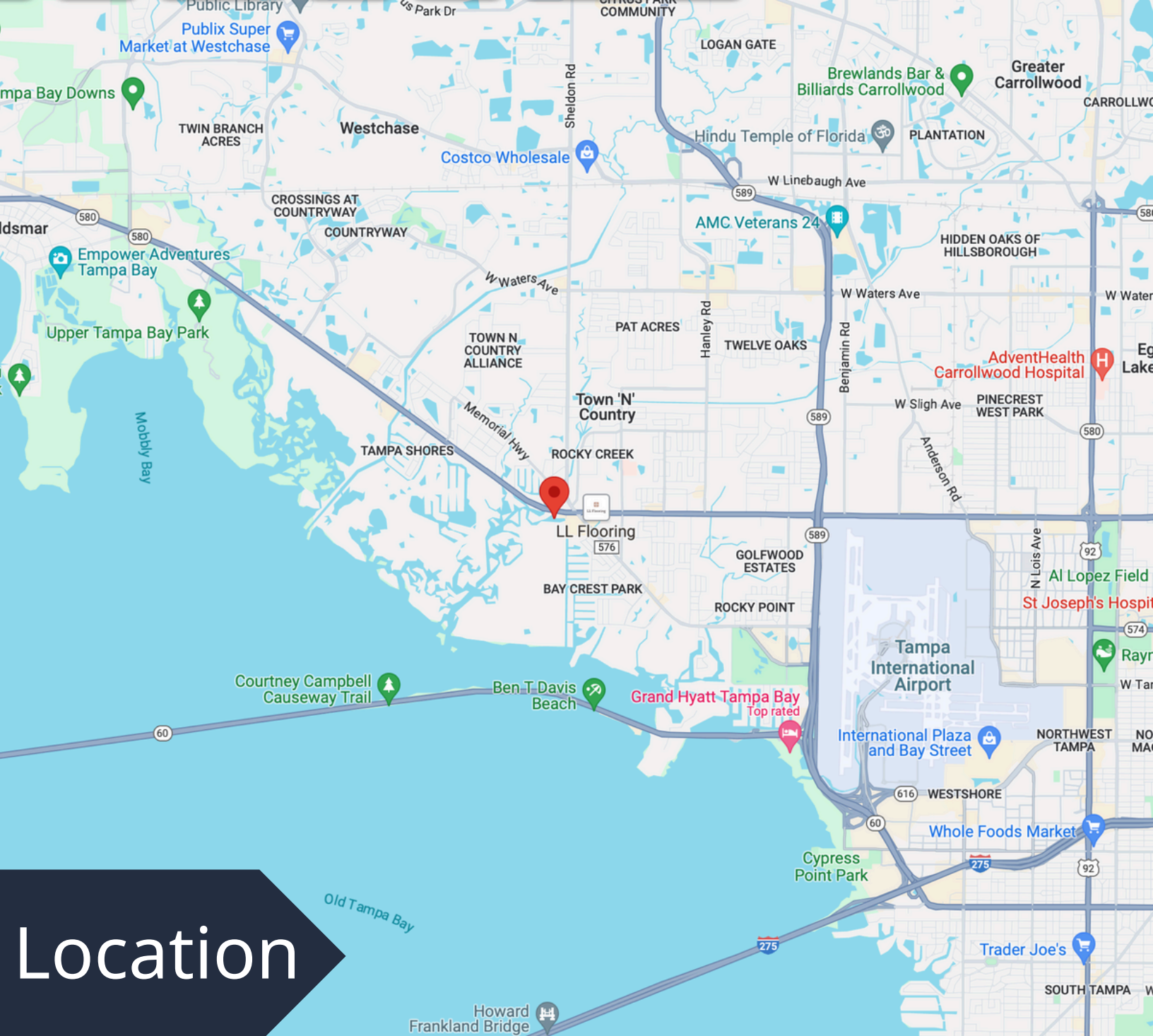
## PROPERTY FEATURES:

- Price: \$1,500,000
- 4 Units Total: One 2 bedroom, 1 bath, three 1 bedroom, 1 bath
- Building SqFt: 2,136
- Lot SqFt: 17,442
- Year Built: 1968
- Number of buildings: 2
- Shared Laundry
- New boat ramp
- Easy access to the bay
- Over 150ft of water frontage
- Zoning: RMC-6
- Private boat dock







## About:

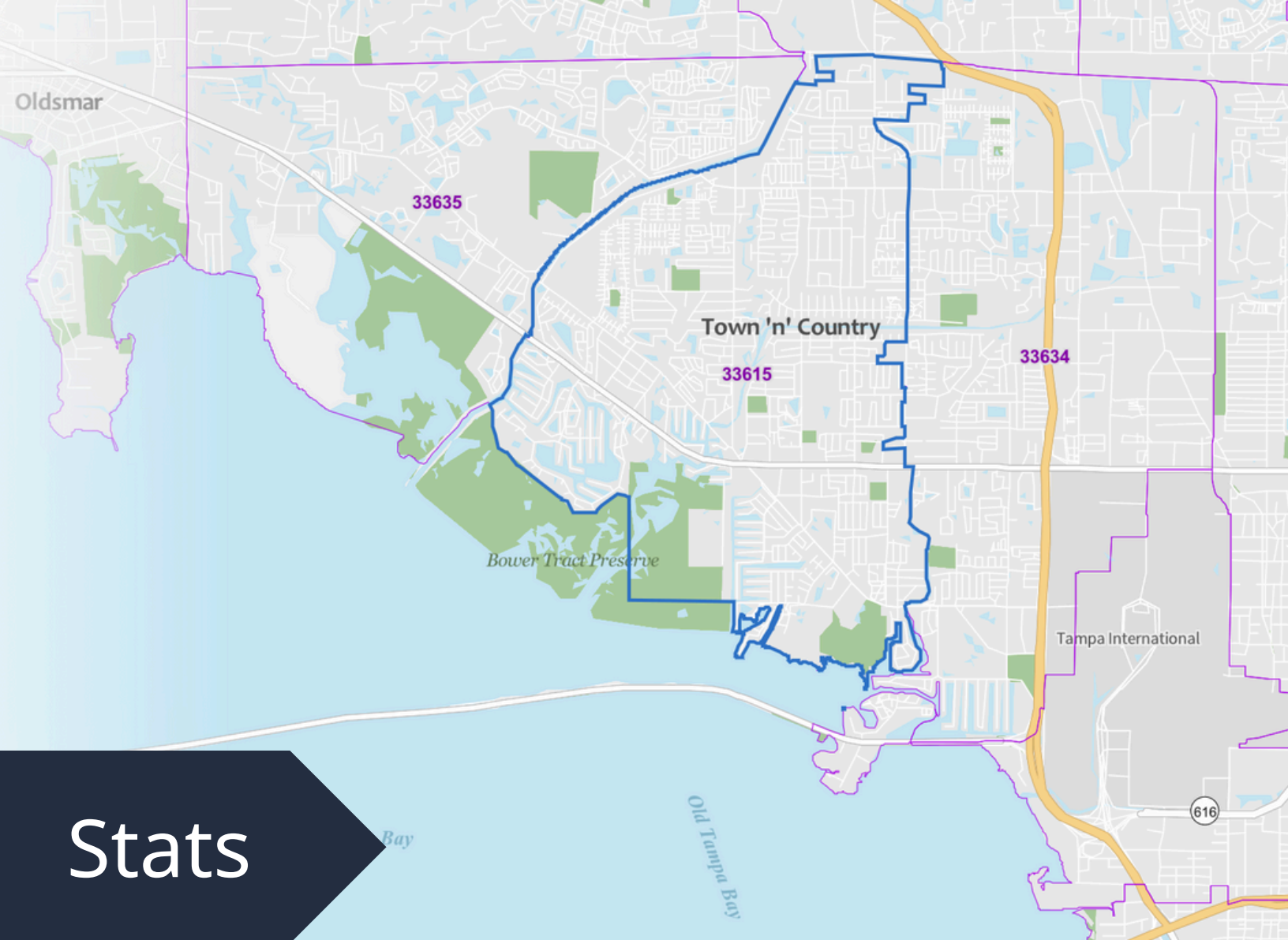
Exceptional waterfront investment opportunity awaits. This property is located on a peninsula of Rocky Creek offering well over 200 feet of waterfront with easy access to Tampa Bay and the Gulf. The land which consists of two duplexes affords opportunity for development to provide a substantial property. Duplex 8818 consists of two 1 bedroom, 1 bath units. While duplex 8820 consists of one 2 bedroom, 1 bath unit and a 1 bedroom, 1 bath unit as well as a shared laundry room. This property also features its own newly paved boat ramp and a wood dock perfect for fishing. This property is being offered at a 6.5 cap with future development opportunities. Ideal buyer(s) would be airbnb investors to buy and hold, or developers looking to build (And cashflow while getting plans approved) to maximize returns with ample water frontage for each unit.





# Location

- 5 miles to Tampa International Airport 
- 0.3 miles to Publix 
- 3.5 miles to Costco 
- 0.4 miles to Home Depot 
- 6 miles to International Mall 
- 10.8 miles to Downtown Tampa
- 7.7 miles to Midtown Tampa
- 6.5 miles to AdventHealth Hospital 
- 24 miles to Downtown St. Petersburg



# Stats



## Populations and People

Total Population

**47,434**

[P1](#) | 2020 Decennial Census



## Employment

Employment Rate

**67.4%**

[DP03](#) | 2022 American Community Survey 5-Year Estimates



## Business and Economy

Total Employer Establishments

**992**

[CB2100CBP](#) | 2021 Economic Surveys Business Patterns



## Education

Bachelor's Degree or Higher

**29.1%**

[S1501](#) | 2022 American Community Survey 5-Year Estimates



## Health

Without Health Care Coverage

**14.9%**

[S2701](#) | 2022 American Community Survey 5-Year Estimates



## Race and Ethnicity

Hispanic or Latino (of any race)

**25,695**

[P9](#) | 2020 Decennial Census



## Income and Poverty

Median Household Income

**\$61,761**

[S1901](#) | 2022 American Community Survey 5-Year Estimates



## Housing

Total Housing Units

**19,747**

[H1](#) | 2020 Decennial Census



## Families and Living Arrangements

Total Households

**18,681**

[DP02](#) | 2022 American Community Survey 5-Year Estimates





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