

PROPERTY SUMMARY

1200-1206 WHITE STREET, KEY WEST, FL 33040



THE SITE

- Corner of White Street & Catherine Street
- Lot Size: 8,148.61 SF
- 6 Units / Parcels: 5,988 SF Total
- Built 1923 / Renovated 2016-2019
- Impact Windows & Doors
- 2 Bedrooms / 2 Full Baths / 4 Half Baths
- 2 Stories - 4 Commercial Units 1st Floor, 2 Residential Units Upstairs
- Located in X Flood Zone
- Adjacent Vacant Lot is Parking Area for Owners/Tenants

1200 WHITE STREET COMMERCIAL - \$799,999

- Corner Unit Downstairs
- 1,169 SF
- Chiropractor Office
- Lease expires 3/1/27
- Rent: \$3,182 p/m
- COA Fee: 19.54% = \$614.37 p/m

1202 WHITE STREET COMMERCIAL - \$735,000

- 892 SF
- Massage Studio
- Lease expires 7/1/29
- Rent: \$3,255 p/m
- COA Fee: 14.90% = \$468.48 p/m

1204 WHITE STREET COMMERCIAL - SOLD 9/2025

- 1,404 SF
- Hair Salon
- COA Fee: 23.45% = \$737.31 p/m

1206 WHITE STREET COMMERCIAL - \$825,000

- 1,319 SF
- Frame Shop
- Lease Ends 9/30/27
- Rent: \$3,500 p/m
- COA Fee: 23.20% = \$729.45 p/m

1206 WHITE STREET REAR - COMMERCIAL

- This is part of 1206 White Street but is currently rented separately
- Shares a half bath with Frame Shop
- Approx. 300 SF
- ServePro
- Lease Ends 8/11/26
- Rent: \$1,000 p/m

1124 CATHERINE STREET #201-RESIDENTIAL \$465,000

- 1 Bedroom / 1 Bath
- 454 SF
- Rent: \$2,000 p/m
- Lease Ends 8/2026
- COA Fee: 7.6% = \$238.96 p/m

1124 CATHERINE STREET #202 - RESIDENTIAL \$665,000

- 2 Bedroom / 1 Bath
- 677 SF
- Rent: \$3,000 p/m
- Lease Ends 8/2026
- COA Fee: 11.31% = \$355.60 p/m

CURRENT INSURANCE:

- Association carries property & general liability insurance (on common areas): \$6,255 per year
- Association carries windsorm insurance: \$19,791 per year
- No flood insurance (X Flood Zone)

VACANT LOT (WAS 1212 WHITE STREET)

- 2,705 SF
- 6 parking spots (1 for each unit)