



Bombora Oceanside Suites
901 South Oceanshore Boulevard
Flagler Beach Florida

Welcome to the beachfront community of Flagler Beach - A Retro Town with Salty Style!

Bombora Oceanside Suites is a five unit, fully operational, vacation rental property located on scenic SR A1A with unobstructed ocean views in the tourist district of downtown Flagler Beach. This property is turn-key, is extremely well maintained, and has a solid reputation with Super Hosts and Premier Hosts designations on Airbnb and VRBO, respectively.

Key Features

1. **Prime Location:** Situated on scenic SR A1A with unobstructed ocean views, the property offers easy access to the beach via a dune walkover directly across the street. Its walkable proximity to entertainment, shopping, and dining options makes it highly desirable for tourists.

Easy access to SR100 and I-95, St. Augustine and Jacksonville to the north and the Greater Daytona Beach Area and Orlando Metro area to the south. Airports via I-95 (also some toll roads depending on destination): South of Flagler Beach is Daytona Beach International (30 miles), Orlando-Sanford International (67 miles), Orlando International (94 miles). North is Jacksonville International (87 miles.)

2. **Turn-Key Vacation Rental Business** The property boasts a solid reputation on platforms like Airbnb and VRBO, with Super Hosts and Premier Hosts designations, indicating high guest satisfaction and consistent bookings. Additionally, the number of repeat guests and advanced reservations signifies customer loyalty and satisfaction.

3. **Strong Growth Potential:** The ongoing development projects in Flagler Beach are expected to enhance the community's exposure nationally, particularly the new \$17 million 100 room Margaritaville Hotel by Compass one block west of A1A on State Rd 100, just 9 blocks south of Bombora.. Current projects in Flagler Beach also include the \$12.5 million Flagler Pier replacement and the \$27 million beach renourishment project which has started. These projects are expected to increase the upside potential of Bombora Oceanside Suites.



4. **Units:** The one bedroom units have been meticulously updated and attractively decorated with a cozy coastal vibe to provide a memorable experience. Each unit has a fully-equipped kitchen, living and eating areas. In addition to these four units, there is a two story fifth unit with three bedrooms and two baths presently occupied by the owners. This third floor unit has a large oceanfront balcony and stunning 180 degree unobstructed ocean views. With over 2,000 square feet, this unit presents a unique opportunity for either owner occupancy or additional rental income.

5. **Outdoor Amenities:** The property features a large oceanfront patio with picnic tables and a firepit, providing guests with additional recreational space to enjoy the beautiful surroundings and socialize with fellow travelers

6. **Additional Opportunities:** The inclusion of an oversized two-car garage offers flexibility for future use, whether it's for owner storage, rental, or conversion into a retail space, further maximizing the property's potential.

7. **Local Attractions and Walkability:** The property's walkable proximity to various entertainment, dining, and shopping options within a mile radius makes it attractive to guests seeking a vibrant and convenient vacation experience. This **walkability**, plus the laid-back nature of Flagler Beach, have lured visitors away from busier beach towns like Hilton Head and New Smyrna Beach. Added to the customer base are bookings from the Northeast US, Georgia, Tennessee and many from Florida, including the Orlando, Jacksonville and Tampa areas.

With the ongoing development projects expected to increase the community's exposure nationally, Bombora Oceanside Suites, with its prime location and Tourist Commercial Zoning, is well-positioned to capitalize on the growing interest in Flagler Beach as a tourist destination. Overall, it is an excellent investment opportunity for those wishing to purchase beachfront property and/or looking to enter the vacation rental market in this charming beachfront community.

Offered by
Stan and Diana Janzen
Adams Cameron & Co. Realtors
386-295-7988 386-290-5561
stanjanzen@adamscomeorn.com
dianajanzen@adamscameron.com
janzen.adamscameron.com