

THE BEACHCOMBER

529 & 539 12TH ST.



\$1,900,000



THIS IS YOUR SIGN TO MAKE THE MOVE TO THE BEACH

The Beachcomber is a super-sweet Old Town Port Aransas boutique motel in a PRIME location just steps to the beach and a short walk to Horace Caldwell Pier, the South Jetty, shopping and many of Port A's fabulous dining spots. It's golf cart accessible, so getting to marinas and Mustang Beach airport is a snap. The Beachcomber sits on high ground in one of the sweetest island spots, and is an established income producer. It offers a ton of additional potential, too - think boutique surf lodge. The unit mix is spread throughout three buildings and includes two 2-bedroom units, six 1-bedroom units (one of which is extra-large with Gulf views), and four efficiency units (one of which is on the 3rd floor with Gulf views). An office & laundry facility, enclosed hot tub, pool, picnic & barbecue area plus plenty of parking round out the amenities. The two Gulf view units are above the office & can be connected to create a 2-bedroom unit, & either or both could be home to an owner/operator. Lot size is 19,867 sq. ft. Total living area 6,306 sq. ft. Zone R-1 legal nonconforming use - The Beachcomber preexists zoning. Cap rate 8.5%.

DON'T MISS THE BOAT!



Local Since 1972
Port Aransas. We know it. We ♥ it.

155 West Cotter Avenue, Port Aransas, TX 78373

(361) 749-6603 www.WeSellPortA.com

2026Mark Grosse Real Estate, LLC

This information is believed to be accurate at the time of publishing but cannot be guaranteed.

Price, taxes, fees, square footage, and availability are subject to change.



OPPORTUNITY IS KNOCKING. OPEN THE DOOR!
TURNKEY, GOING BUSINESS
WITH TONS OF REMAINING
POTENTIAL.



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