

ENGEL & VÖLKERS<sup>®</sup>  
COMMERCIAL



DUNEDIN • FL

**Pirates Cove Marina & Boat Club**

# Pirates Cove Marina & Boat Club

2400 BAYSHORE BLVD | DUNEDIN, FL

## Property Details

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Address: 2400 Bayshore Blvd, Dunedin, FL 34698

Pricing: \$10,000,000

Size: Approximately 2.32 Acres

Zoning: CR and GB

Parcel ID: 15-28-15-05706-000-0010

Additional Parcel ID: 15-28-15-05742-000-0015

## Property Location

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**LOCATION!** The Pirates Cove Marina and Boat Club is situated in Dunedin, Florida and in the heart of the best boating in North Pinellas County. This established marina features 374' of waterfront on the intracoastal and just minutes to world-famous Caladesi Island, Honeymoon Island and Clearwater Beach AND just north of downtown Dunedin.



## Investment Highlights

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- 18,560 Total Sq. Ft • 81 Dry Storage (inside) • 48 Outside Storage • 10 Cradle Lifts • 3 Wet Slips • 13 Floating Docks • 57 Parking Spaces • 20,000 Average Daily Traffic Count
- 374' Waterfront

## Virtual Tour



# Pirates Cove Marina & Boat Club

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## Property Summary

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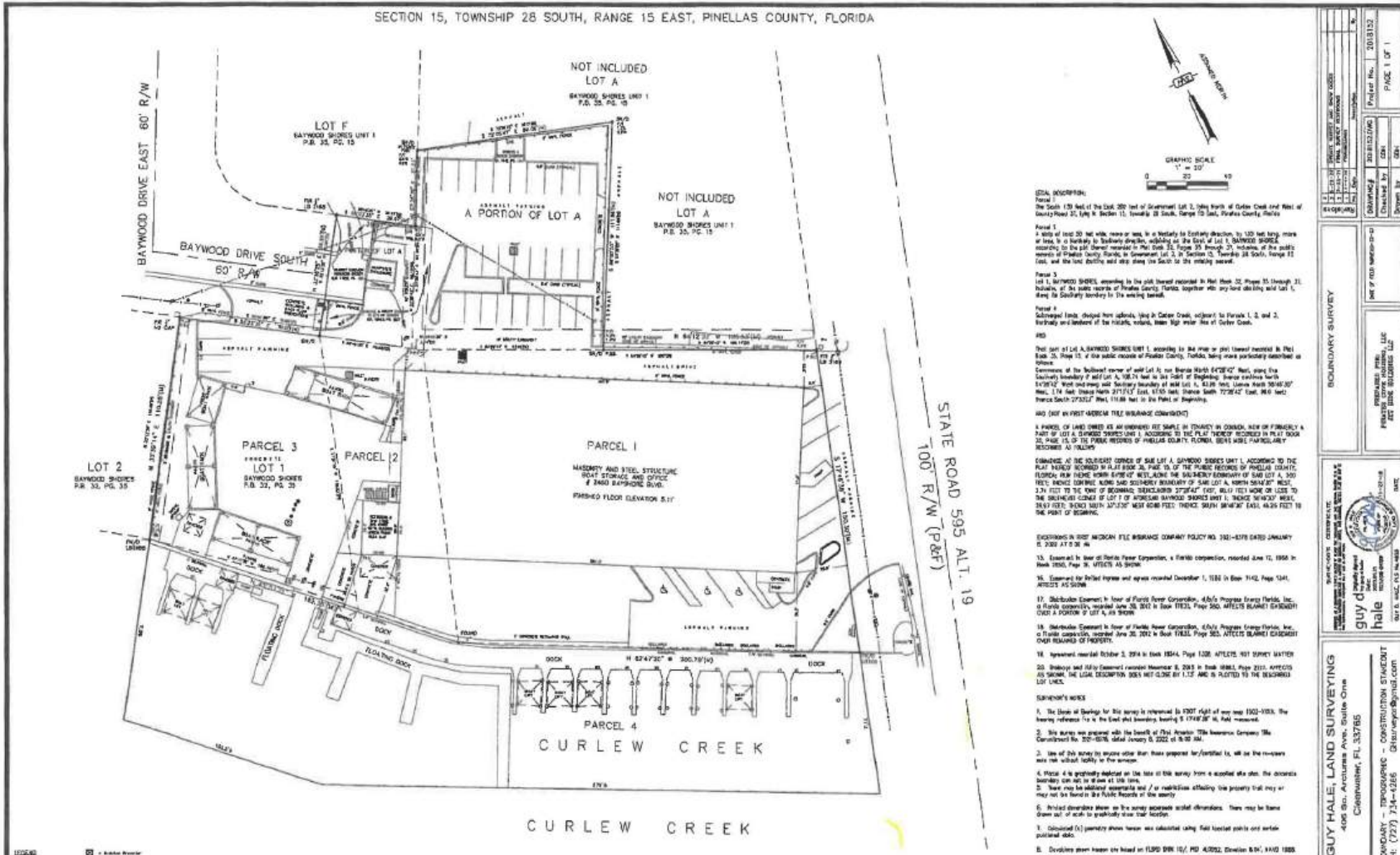
Featuring over 18,000 sq. ft. of interior showroom with offices/restroom and storage barn accommodating 81 inside storage racks. Grab cold drinks--including beer and wine, ice and a deli sandwich at the on-site air-conditioned Ship Store. The store has two restrooms and is stocked with other retail items like sunscreen and bait for purchase. Outdoor storage racks accommodate 48 boats. The dock area has 10 cradle lifts, 3 wet slips, 13 floating docks and a fuel pump. Fully staffed to provide hauling, launching, line handling, flushing and spray down. The Fun Boat Club has over 200 members and is positioned to grow! Offering affordable memberships and great customer service. There are on-site new boat sales featuring the Godfrey brand; Service department and authorized dealer/technician for Mercury and Suzuki motors. Situated on approximately 1.62 acres including submerged lands totaling approximately 2.32 acres, this highly visible location has excellent road frontage with over 25,000/day. There is tons of parking with 57 spaces and the property is easy to access via car or boat. With multiple income streams from boat sales, storage, ship store and boat club, the possibilities are endless. This is a rare opportunity to own a marina on the West Coast of Florida. A non-disclosure agreement is required.

# Site Plan

# Pirates Cove Marina & Boat Club

## 2400 BAYSHORE BLVD | DUNEDIN, FL

EXHIBIT "A"



**GUY HALE, LAND SURVEYING**  
405 So. Arlington Ave., Suite One  
Clearwater, FL 33785  
guy@ghale.com  
813-765-1225

**BOUNDARY SURVEY**  
PROFESSIONAL SEAL  
GUY HALE, LAND SURVEYING  
FLORIDA REG. NO. 12417  
12/24/2010

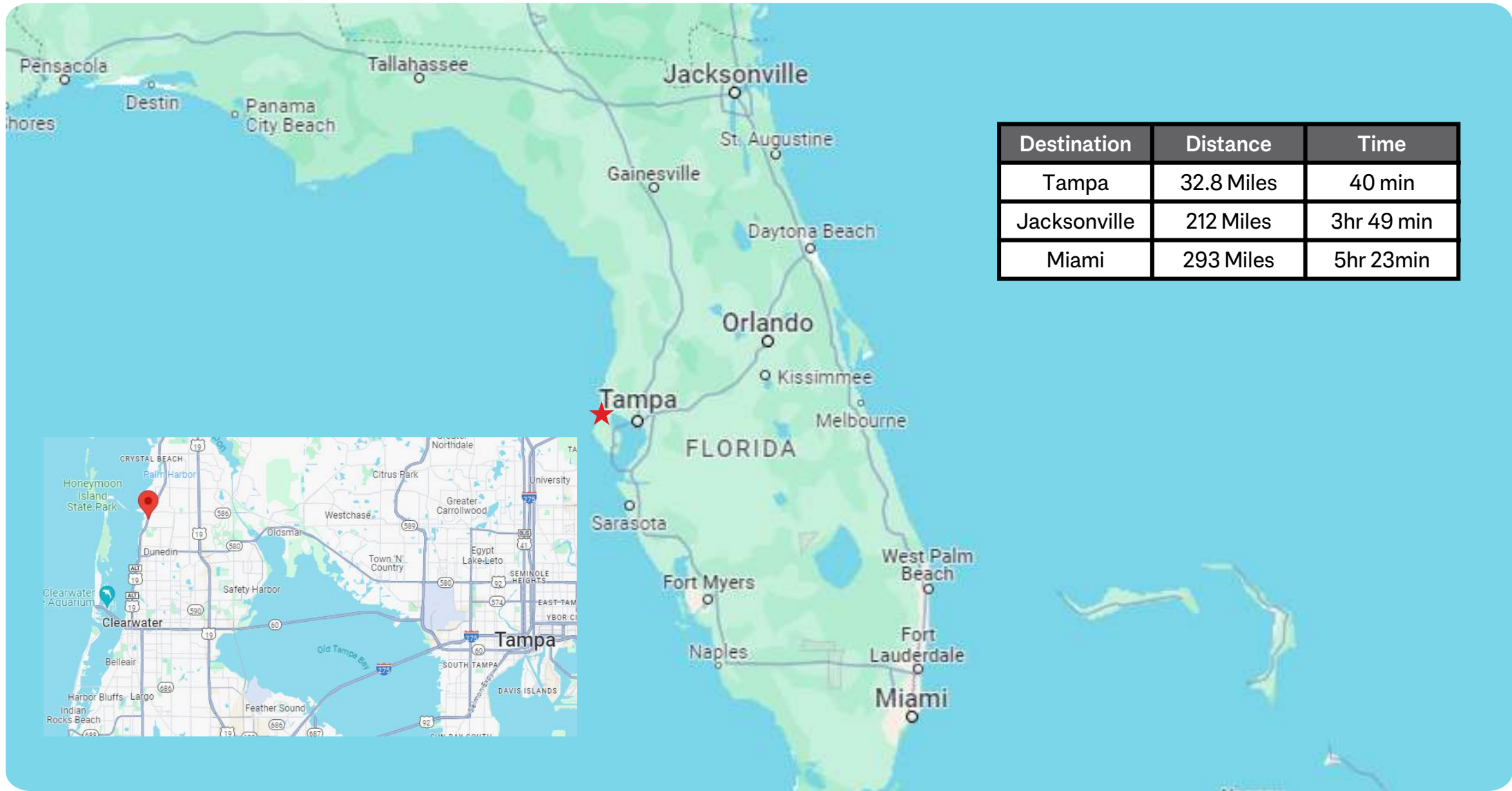
PROFESSOR  
guy d hale

PROFESSOR  
guy d hale

# Drive Time

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# Ship Store

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# Storage Racks

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# Barn Storage Racks

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# Docks/Slips

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# Additional Photos

## Pirates Cove Marina & Boat Club

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# Regional Overview

## PINELLAS COUNTY

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Pinellas county, on Florida's west coast, is a 280-square mile peninsula bordered by the Gulf of Mexico and Tampa Bay. From tip to tip, the county is 38 miles long and 15 miles wide at it's broadest point.

Pinellas County is a popular destination to visit, live, and work, with attractions and amenities appealing to singles, couples, retirees, and families. Three of the Top Ten beaches in the Nation are located in Pinellas County.

For swimming, boating and fishing, you can't beat Pinellas County's 35 miles of beaches and nearly 588 miles of coastline. Residents and tourists alike enjoy surf, sun and sand year-round. There is also 117 miles of recreational trails for cycling, hiking, paddling and horseback riding.



# City Overview

## DUNEDIN, FLORIDA

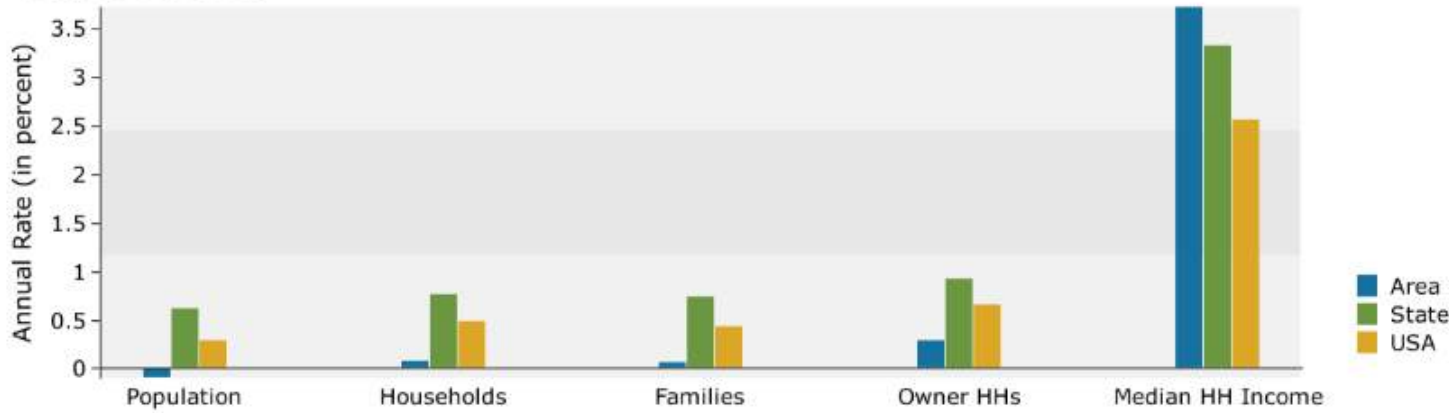
Dunedin is a city on Florida's Gulf Coast. It's known for the beaches, pine forest and ospreys of Honeymoon Island State Park. The island is linked to the mainland by Dunedin Causeway, which offers views over St. Joseph Sound.

“Delightful” Dunedin has a village-like atmosphere and a relaxed lifestyle.

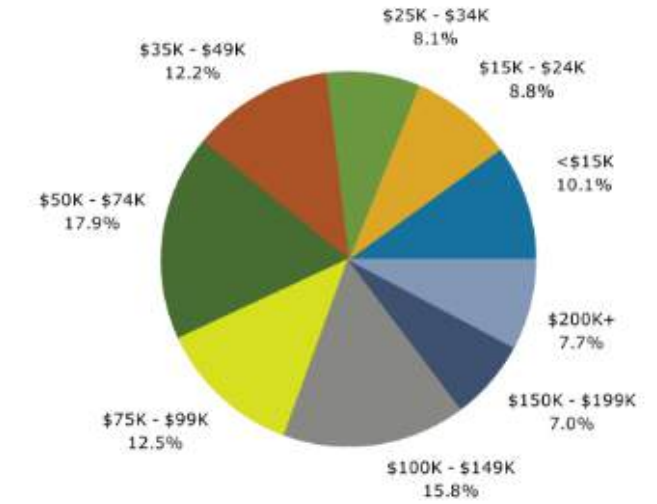
# 2023 Demographics

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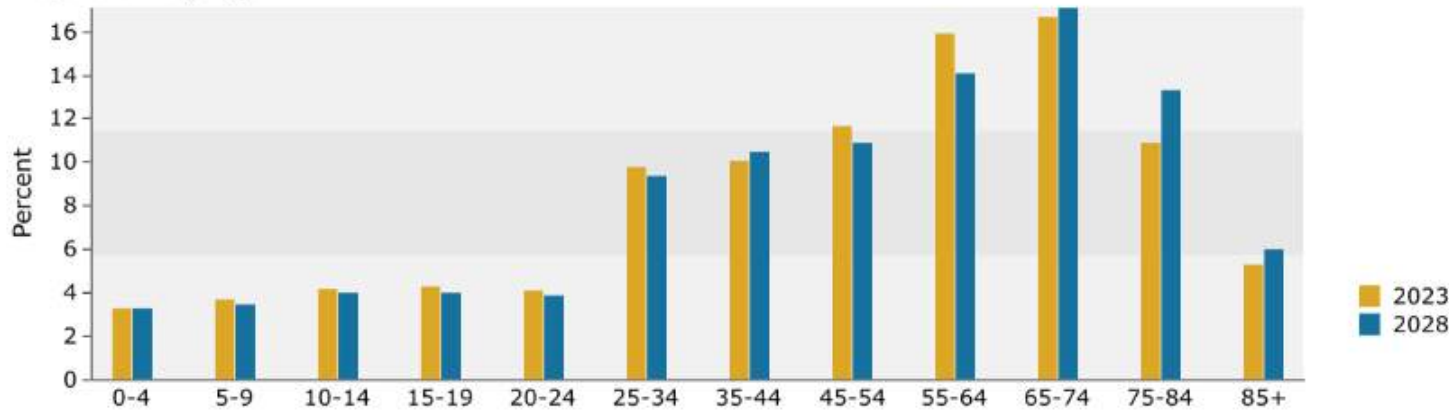
Trends 2023-2028



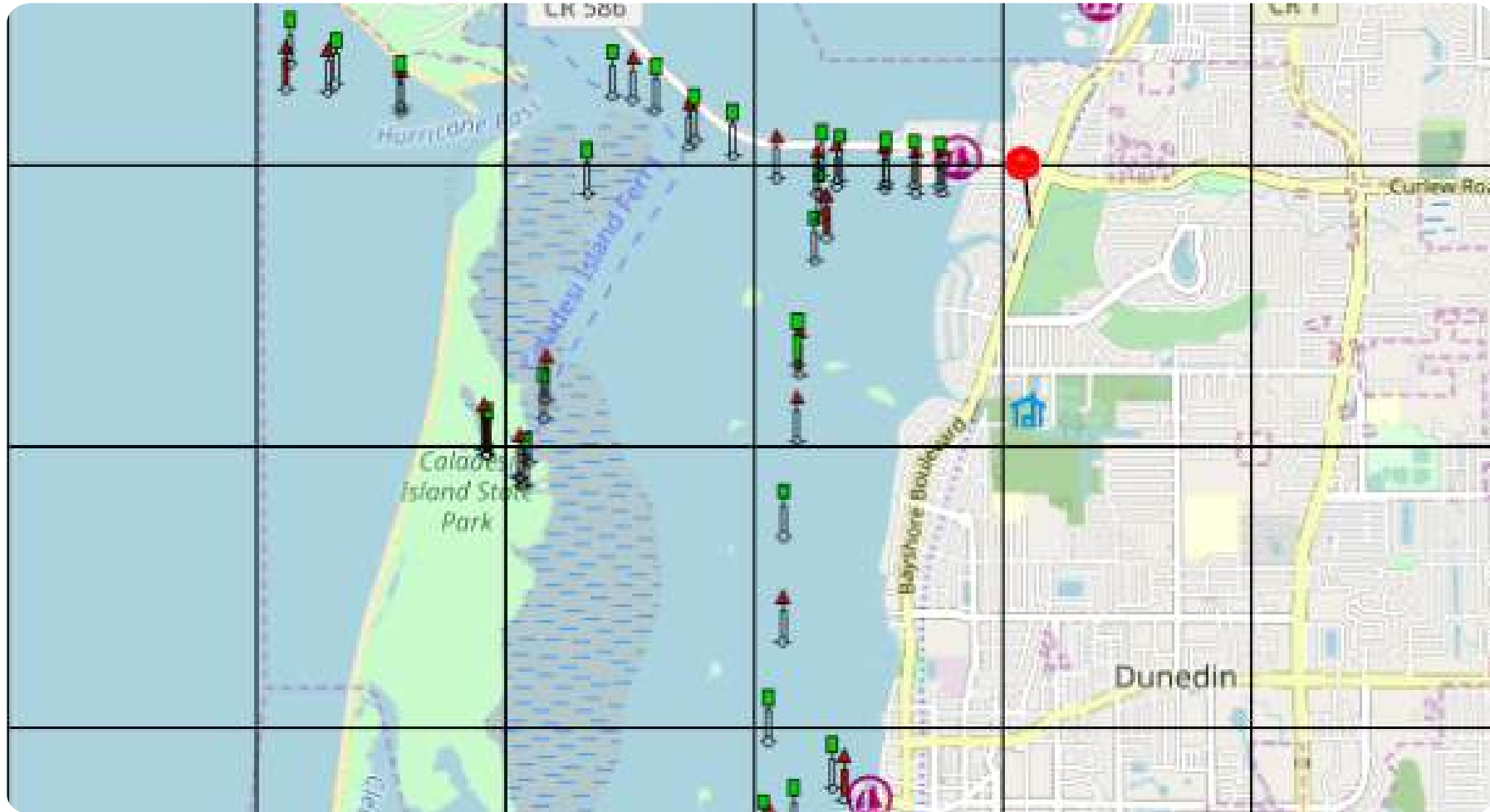
2023 Household Income



Population by Age



## Nautical Chart



# Offering Summary



## Pirates Cove Marina & Boat Club

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2400 Bayshore Boulevard | Dunedin, FL

Offered at \$10,000,000



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