

FOR SALE

OLD NORTHEAST 5 UNIT APARTMENT BUILDING

1121 BEACH DR NE, ST PETERSBURG, FL - OFFERED AT \$ 1,499,000

Smith &
Associates **Commercial**



Strictly confidential; do not approach property as tenants are unaware of a potential sale

Incredible location in the highly desirable Old Northeast neighborhood, just 1 block to the Bay, North Shore Park and all of the recreational areas leading to downtown St Pete

There are Four 1br/1ba apartments of about 500 square feet each, and One 1,000 square foot 2br/2ba unit

The corner lot size is 79' X 160', or approximately 12,640 square feet and in a non-flood zone (x500); survey is attached

The two story building has 3,078 MOL rentable sq. ft., was built in 1953 of block construction, with a 1 car garage, as well as 4 covered carport spaces and plenty of off street parking

Also a potential redevelopment site due to the desirability of its unique location in one of the most coveted areas in the City

It is in the RM-15 zoning district, which does NOT permit vacation rentals; active license for Five units is in place

There are laundry facilities in the garage, which the owner provides as a no charge service

Tenants pay their own electric, while water/sewer and lawn care is provided by the landlord; please see rent roll for details

The current rents are below market, significantly so on one of the units, leaving upside to the cash flow

Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.

CALHOON COMMERCIAL GROUP

Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

PAT CALHOON - 727.542.0998 - pcalhoon@smithandassociates.com - JULIE JONES - 727.452.8663 - jjones@smithandassociates.com

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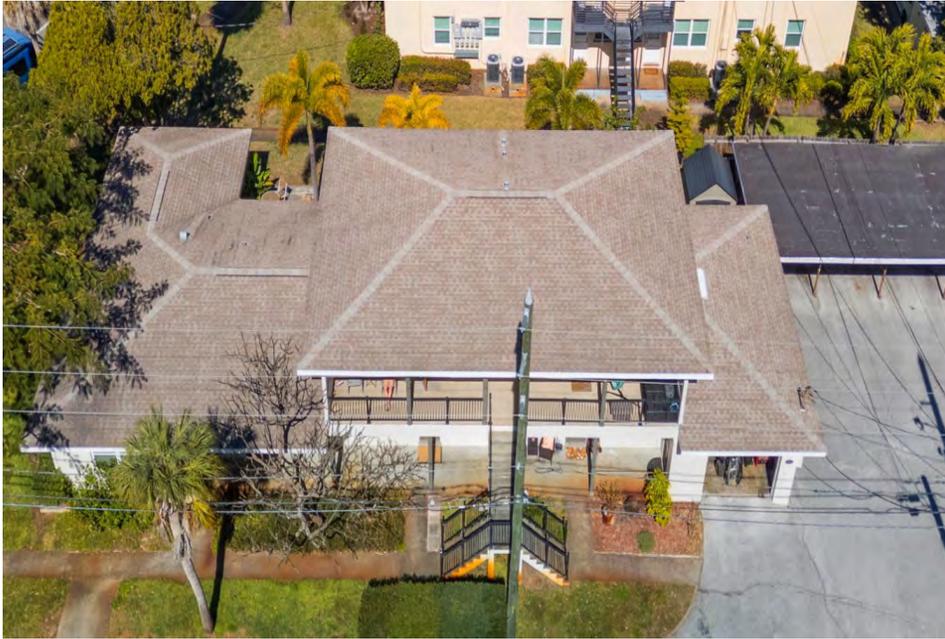


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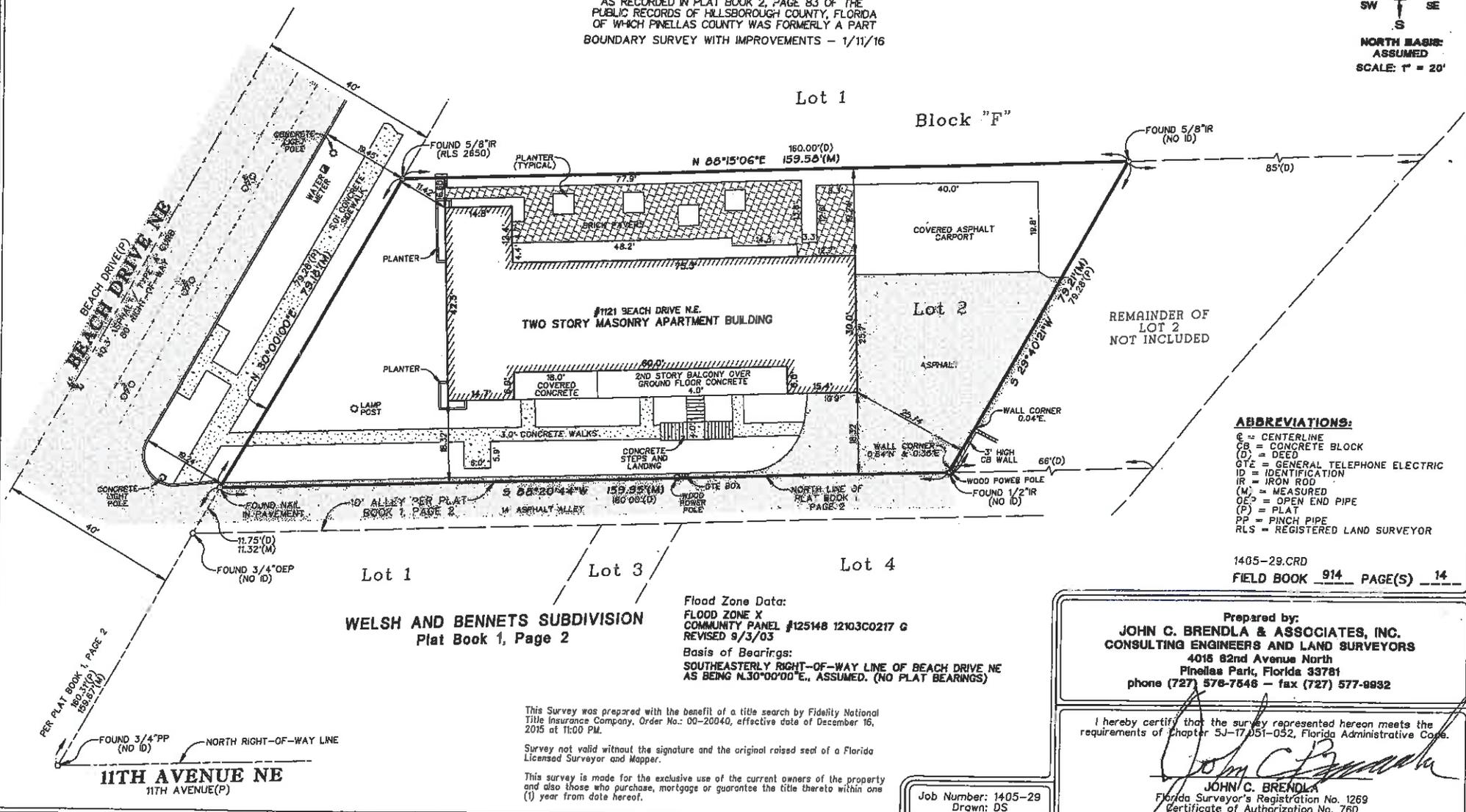


CERTIFIED TO:
 METCAB PROPERTIES, LLC
 CORNERSTONE COMMUNITY BANK
 JEM TITLE SERVICES, LLC DBA CRIMMINS TITLE
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

SECTION 17, TOWNSHIP 31 SOUTH, RANGE 17 EAST

A BOUNDARY SURVEY OF

THE WEST 160 FEET OF LOT 2, BLOCK "F", ACCORDING TO THE PLAT OF
 PLAN OF BAY FRONT SUBDIVISION
 AS RECORDED IN PLAT BOOK 2, PAGE 83 OF THE
 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
 OF WHICH PINELLAS COUNTY WAS FORMERLY A PART
 BOUNDARY SURVEY WITH IMPROVEMENTS - 1/11/16



ABBREVIATIONS:
 CL = CENTERLINE
 CR = CONCRETE BLOCK
 (D) = DEED
 GTE = GENERAL TELEPHONE ELECTRIC
 ID = IDENTIFICATION
 IR = IRON ROD
 (M) = MEASURED
 OEP = OPEN END PIPE
 (P) = PLAT
 PP = PINCH PIPE
 RLS = REGISTERED LAND SURVEYOR

1405-29.CRD
 FIELD BOOK 914 PAGE(S) 14

WELSH AND BENNETS SUBDIVISION
 Plat Book 1, Page 2

Flood Zone Data:
 FLOOD ZONE X
 COMMUNITY PANEL #125148 12103C0217 G
 REVISED 8/3/03

Basis of Bearings:
 SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH DRIVE NE
 AS BEING N.30°00'00"E., ASSUMED. (NO PLAT BEARINGS)

This Survey was prepared with the benefit of a title search by Fidelity National Title Insurance Company, Order No.: 00-20040, effective date of December 16, 2015 at 11:00 PM.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

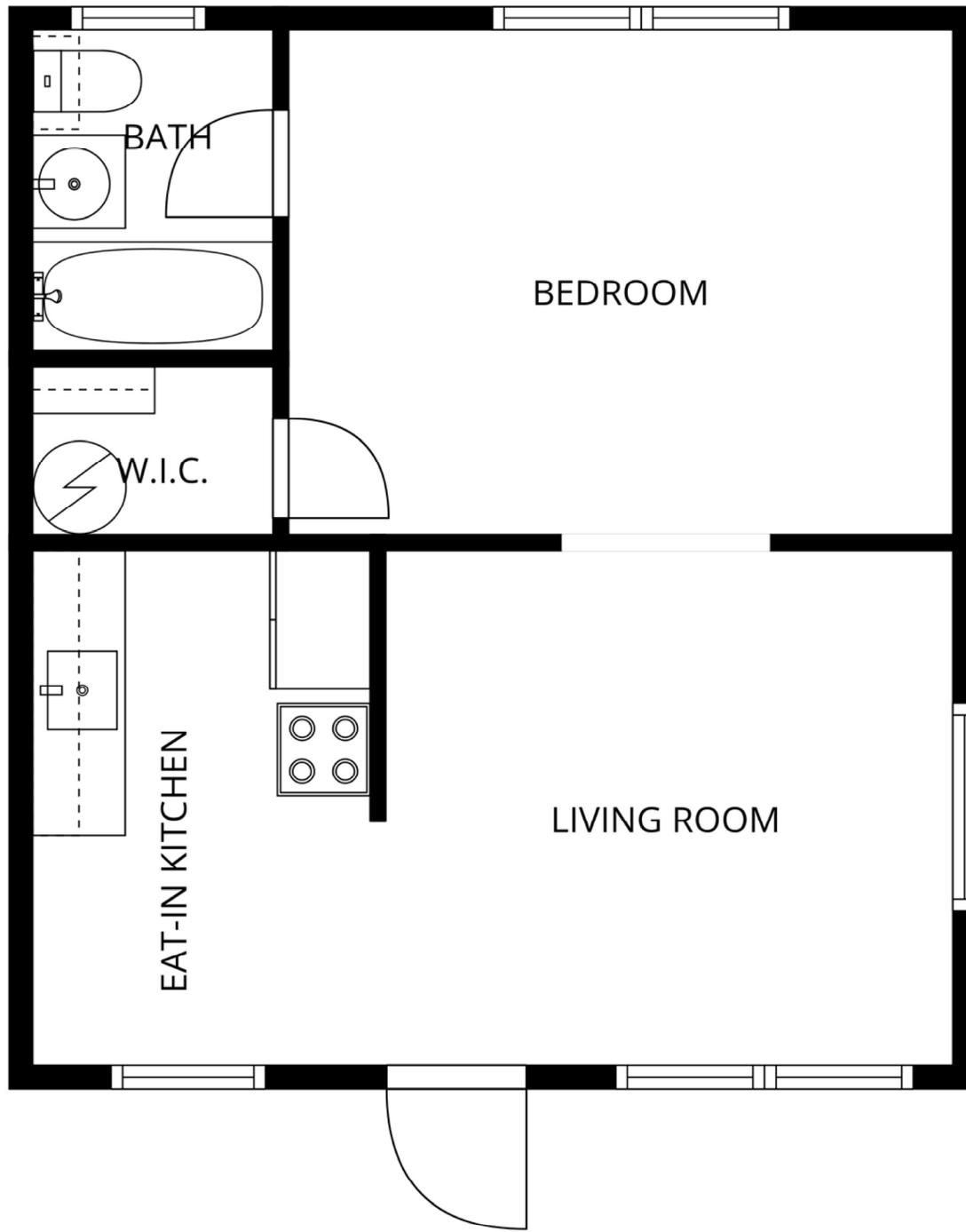
Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 4015 82nd Avenue North
 Pinellas Park, Florida 33781
 phone (727) 576-7546 - fax (727) 577-9932

I hereby certify that the survey represented hereon meets the requirements of Chapter 53-17.051-052, Florida Administrative Code.

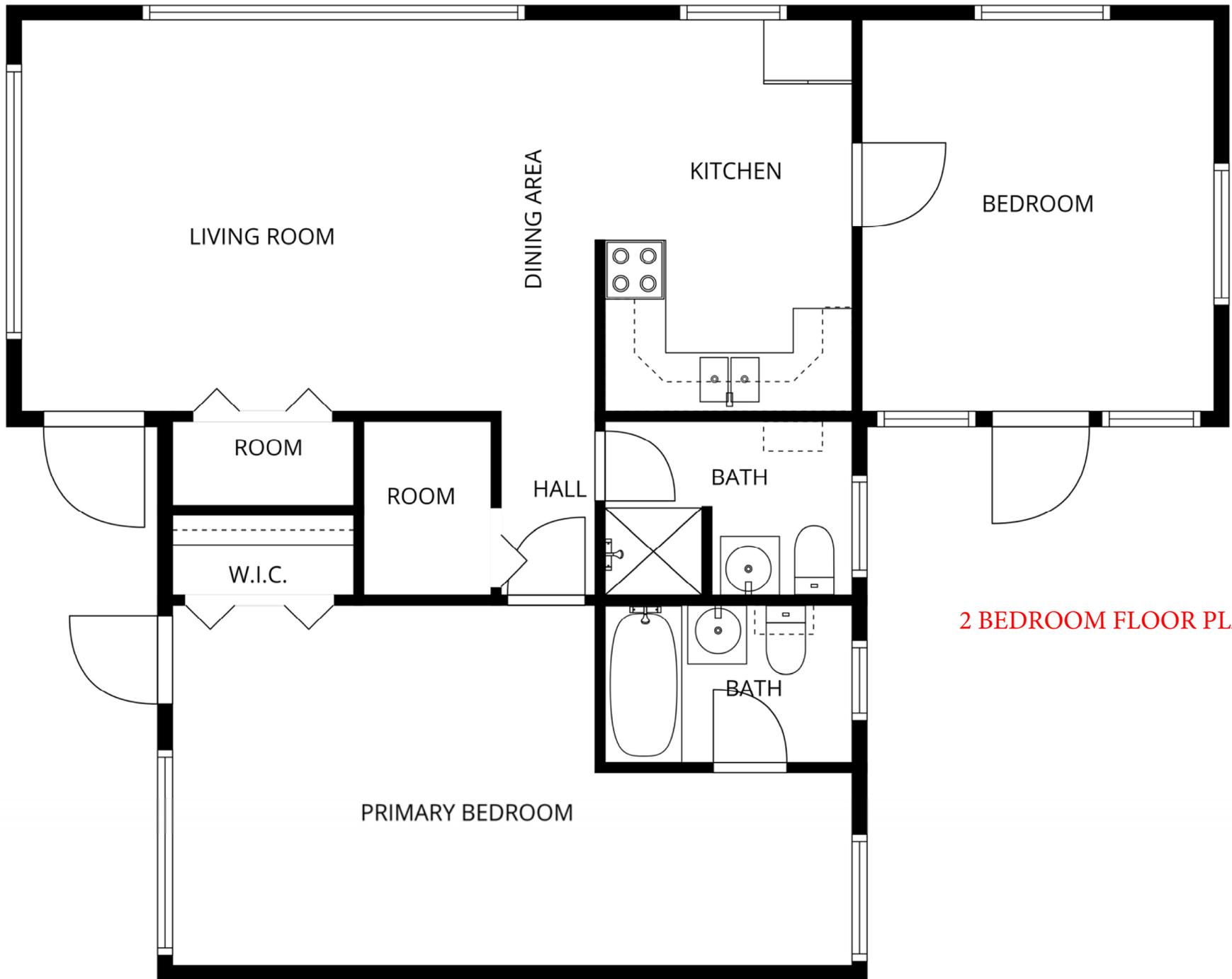
John C. Brendla
 JOHN C. BRENDLA
 Florida Surveyor's Registration No. 1269
 Certificate of Authorization No. 760

Job Number: 1405-29
 Drawn: DS

11TH AVENUE NE
 11TH AVENUE(P)



1 BEDROOM FLOOR PLAN



2 BEDROOM FLOOR PLAN