

# Available For Sale

## The Safety Harbor Motel

Price: \$2,490,000

Cap Rate: 8.36%

For More Information Contact:

Ben Kreloff Licensed Real Estate Broker

727-643-2314

[Ben@arkpropertysolutionsfl.com](mailto:Ben@arkpropertysolutionsfl.com)



1  
1  
0  
6

# 01 Executive Summary

Centrally positioned along Main Street in one of Tampa Bay's most desirable submarkets, the Safety Harbor Motel is a well-maintained 13-unit hospitality property that combines classic Florida appeal with the reliability of a modern, turnkey asset. The 2022 renovation upgraded interiors, infrastructure, and guest amenities, positioning the property to meet current traveler expectations while retaining the charm that draws repeat visitors year after year. Its prime location within walking distance of the waterfront, local dining, boutique shopping, and community attractions ensures consistent year-round demand, while easy access to Clearwater Beach, Tampa, and surrounding destinations further enhances its investment appeal.

- **6 Queen Studios** - Each unit includes a kitchenette equipped with a cooktop, sink, mini-fridge, and coffee maker.
- **2 King Studios** - These studios also offer a kitchenette setup featuring a cooktop, sink, mini-fridge, and coffee maker.
- **1 Two-Bedroom House** - Full kitchen with oven, microwave, dishwasher, and refrigerator.
- **1 Two-Bedroom Cottage** - Includes 2 adjacent sleeper rooms, allowing it to function as a 4-bed/3-bath setup.
- **1 One-Bedroom House** - Full kitchen with oven, microwave, dishwasher, and refrigerator.





**The business demonstrates strong financial performance with annual revenue of \$405,053 and seller's discretionary earnings of \$208,146, supported by an established base of repeat guests and direct bookings that reflect operational stability and consistent market demand. While the motel has historically relied primarily on direct reservations, significant upside potential exists through expanded utilization of Online Travel Agencies (OTAs) such as Airbnb, Vrbo, and Booking.com. Recent implementation of upgraded management software with integrated OTA capabilities has already begun contributing to increased reservation activity and enhanced operational efficiency. Offered as a complete turnkey hospitality operation, the sale includes the real estate, FF&E valued at approximately \$90,000, and established business systems, with the seller providing 30 days of transition training to support a seamless ownership transfer**

# Project Updates and Improvements

After the 2022 takeover and renovation, the property received the following improvements:

- Roofs replaced for all buildings.
- Exterior repainted.
- Plumbing updated throughout property.
- Interior floors upgraded and units repainted.
- Electric service panels updated.
- Keyless entry locks and security cameras installed.
- Eight units upgraded with Daikin ductless A/C systems.
- Parking lot sealed and striped.

# 02 Property Photos

Studios: 101, 102, 103, 104, 105, 106, 107 & 112,  
One Bedroom: 108 & 109  
Two Bedroom: 111 & 114

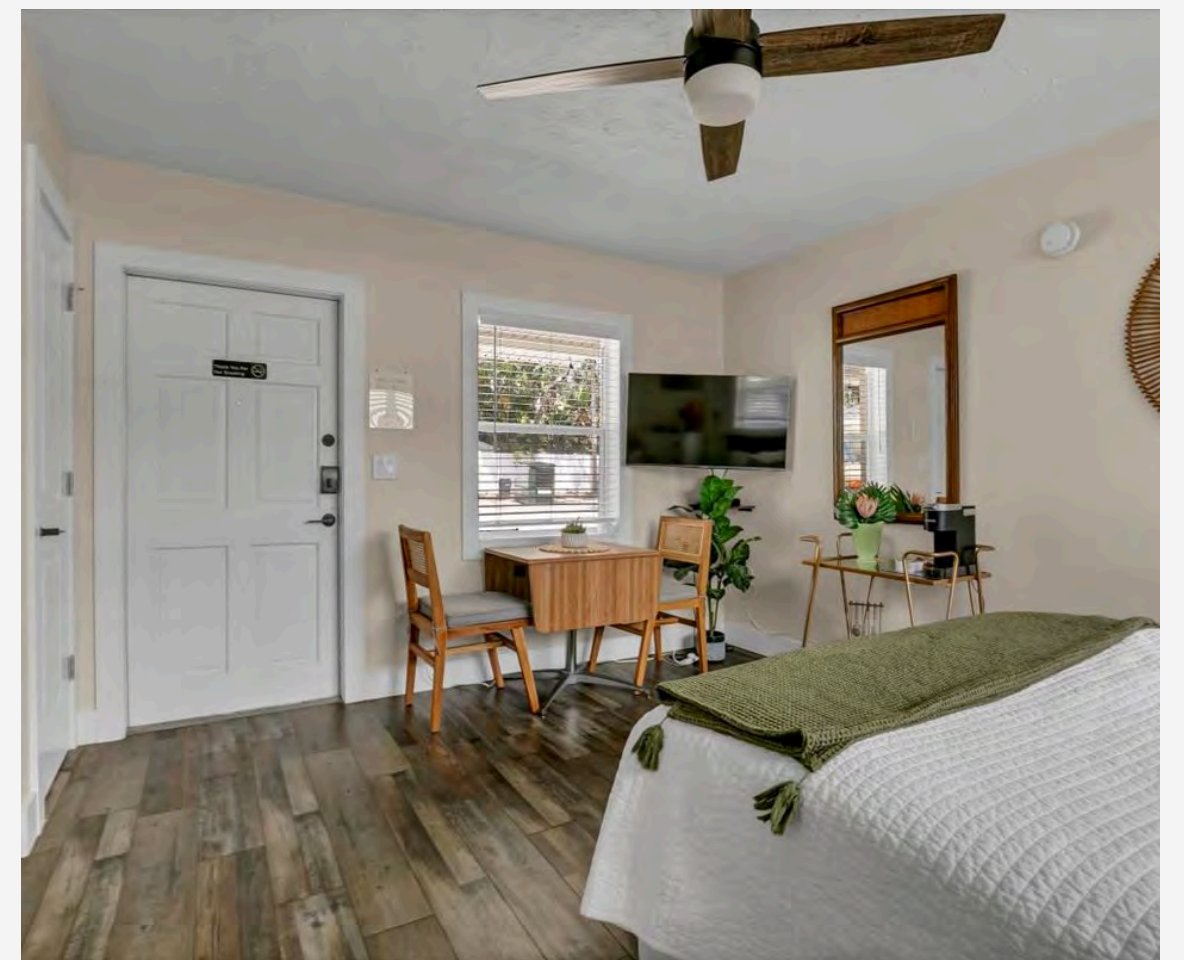
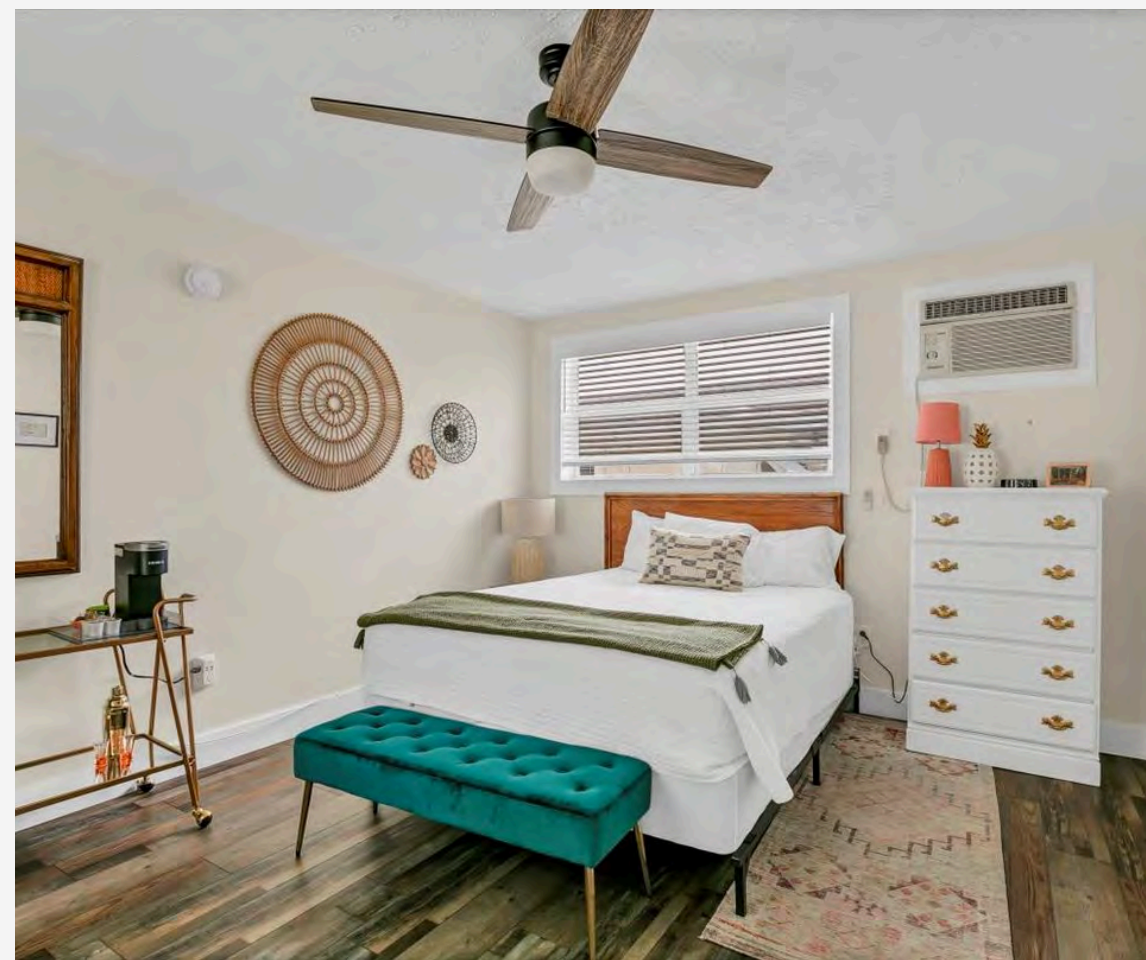
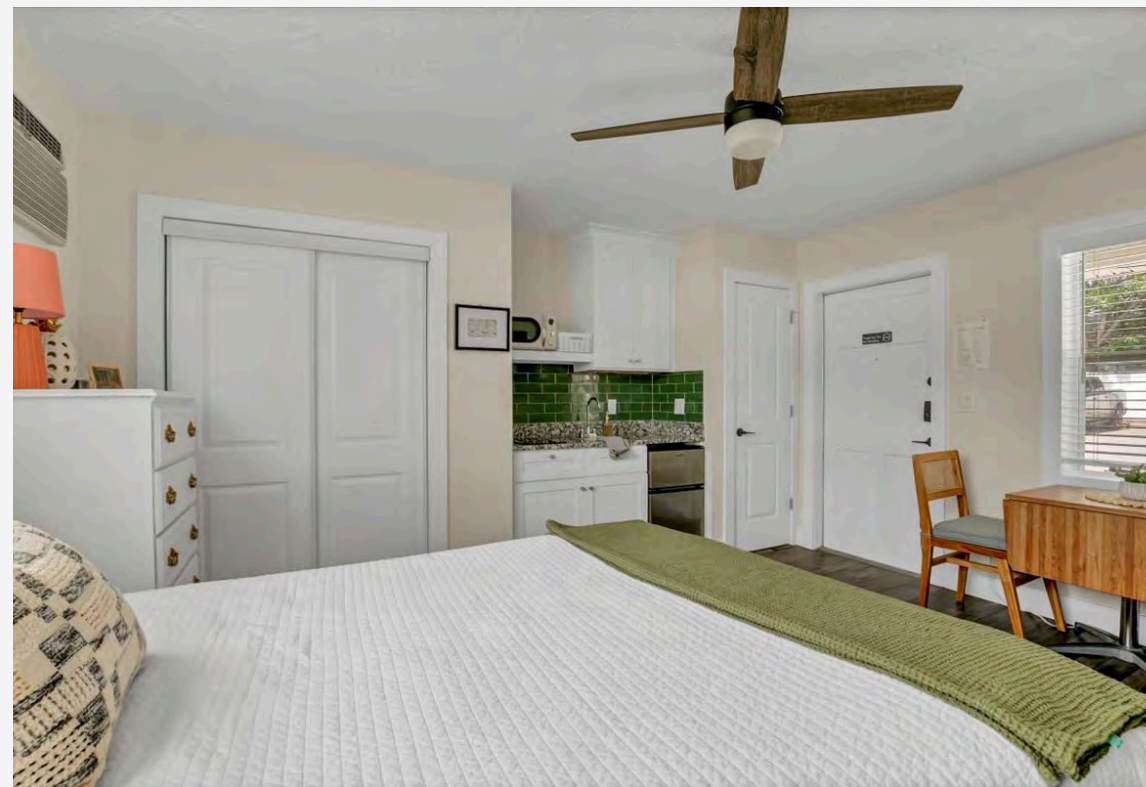
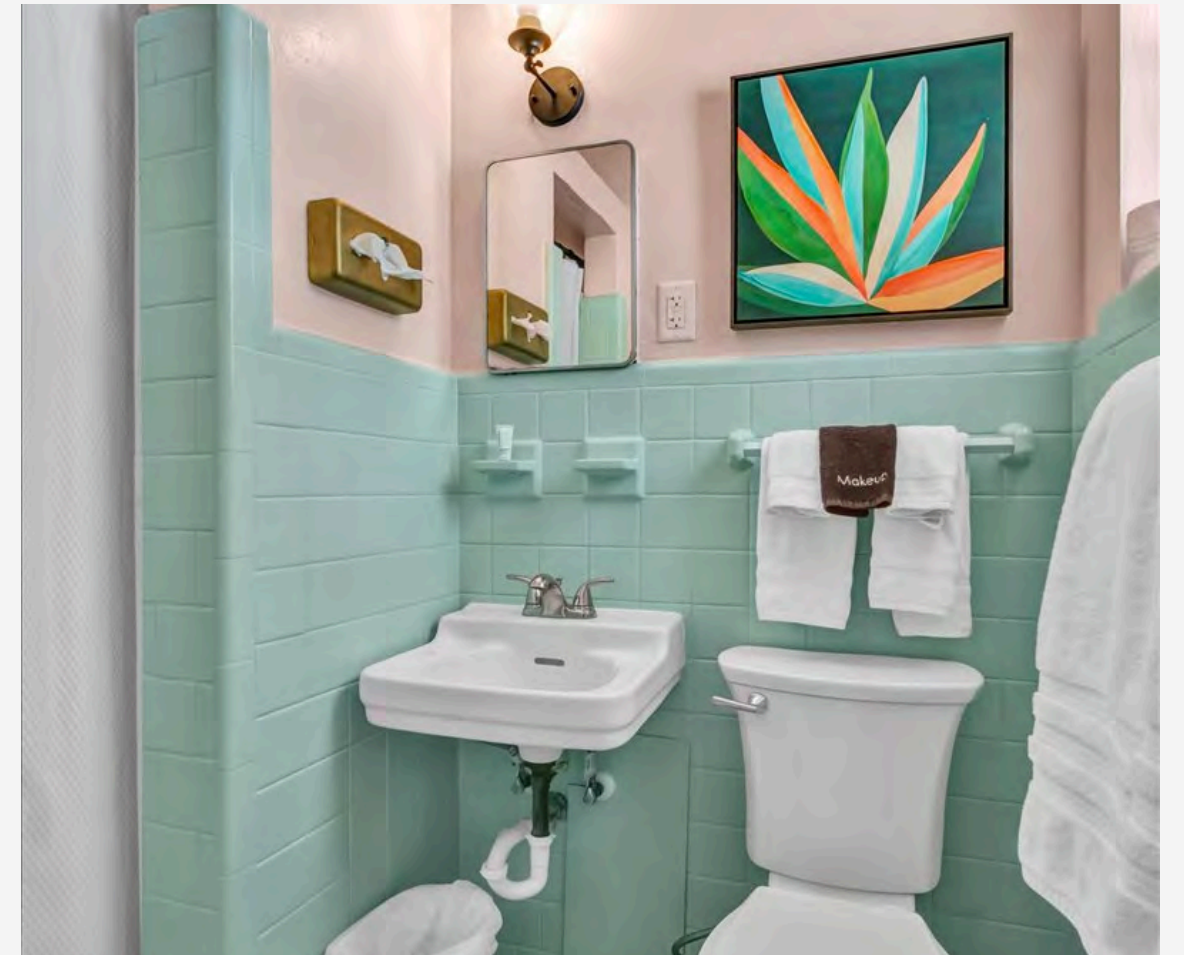
# Unit 101



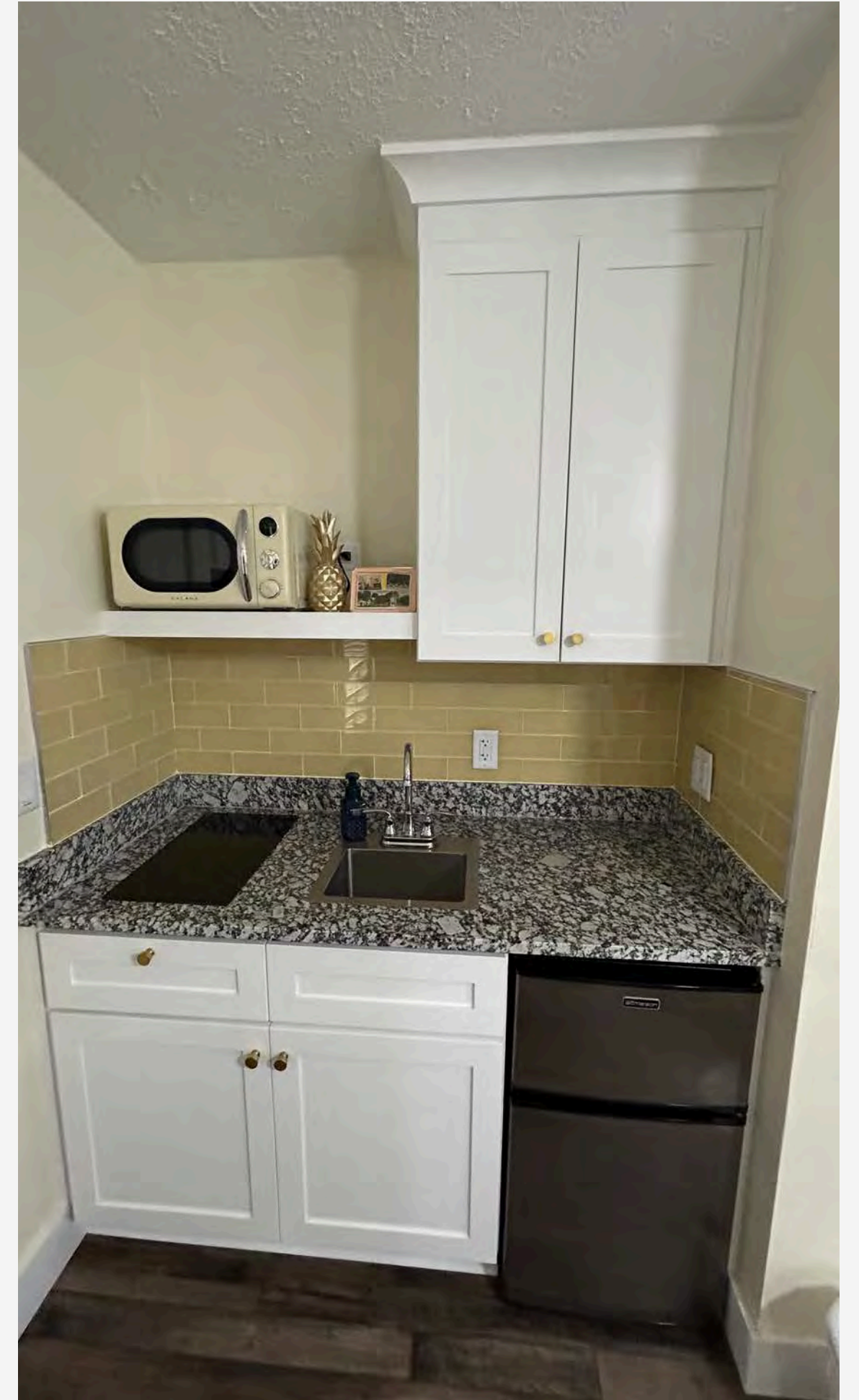
# Unit 102



# Unit 103



# Unit 104



# Unit 105



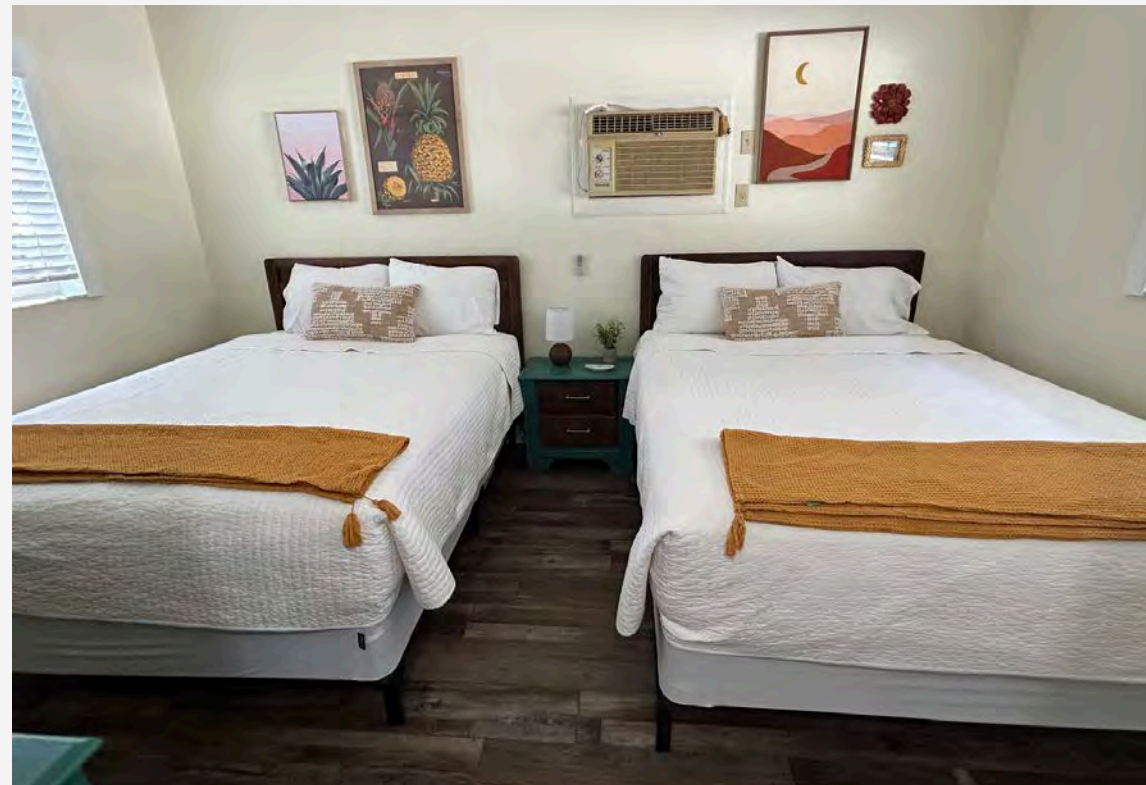
# Unit 106



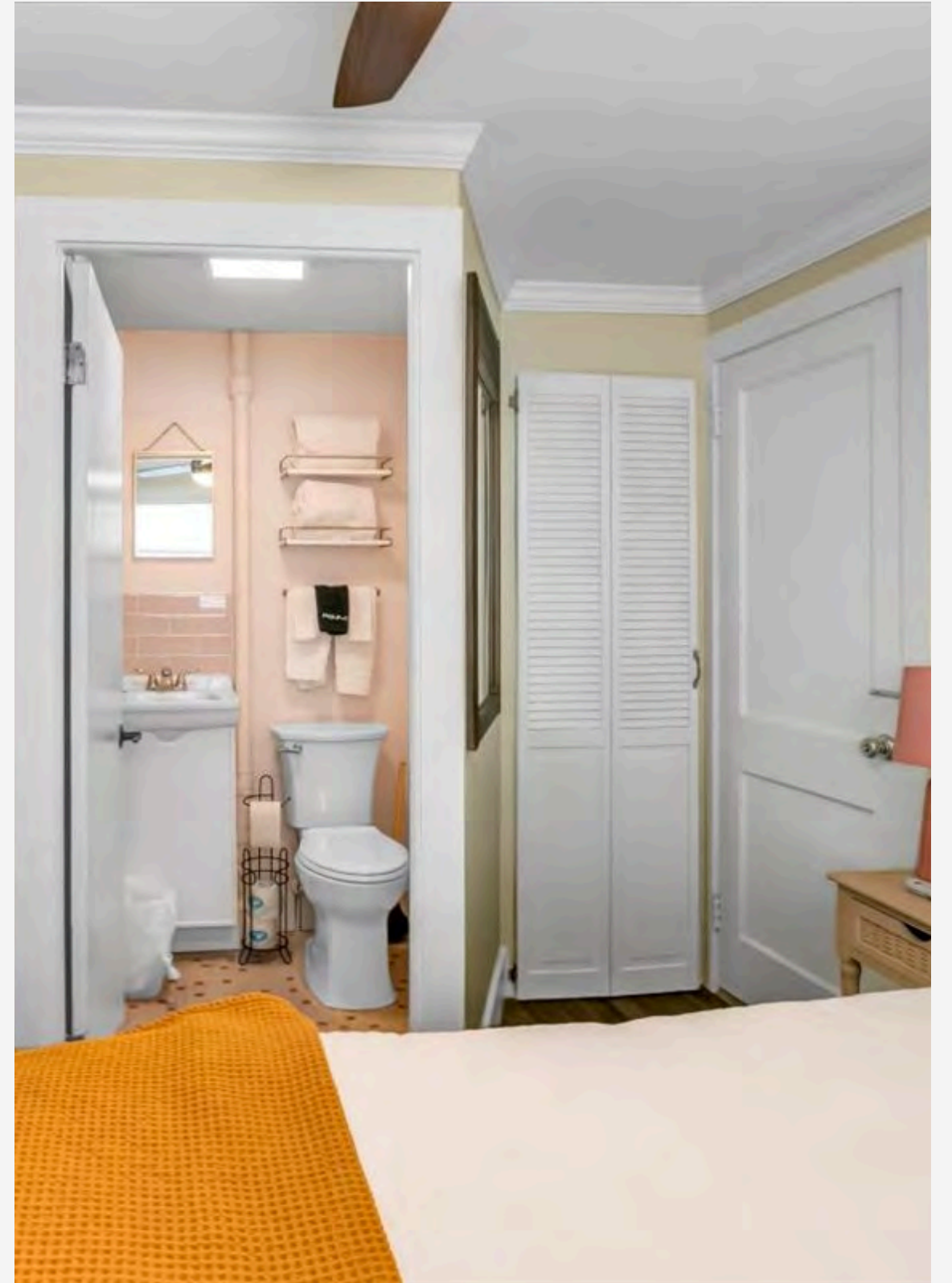
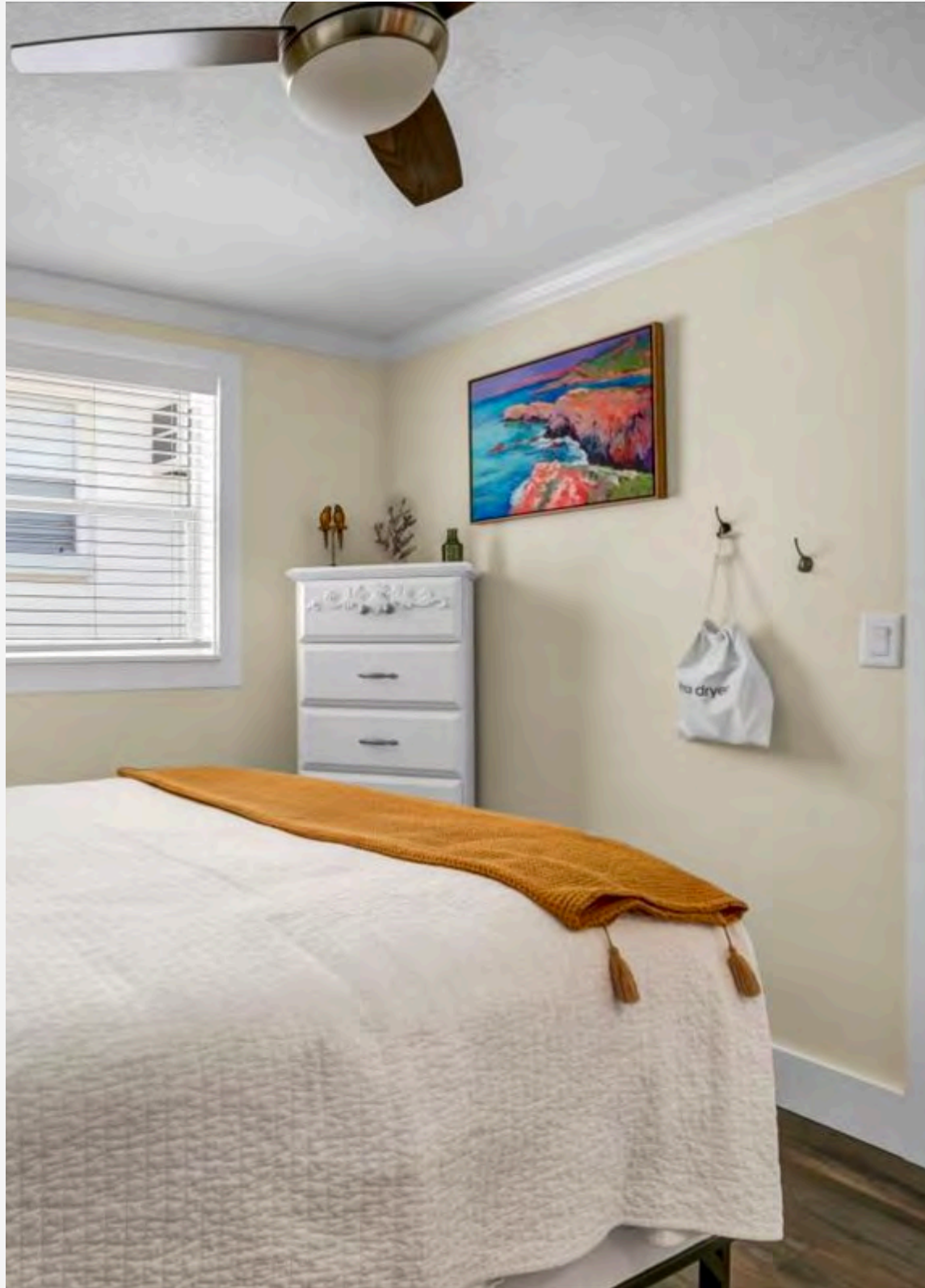
# Unit 107



# Unit 108



# Unit 109





# Unit 111

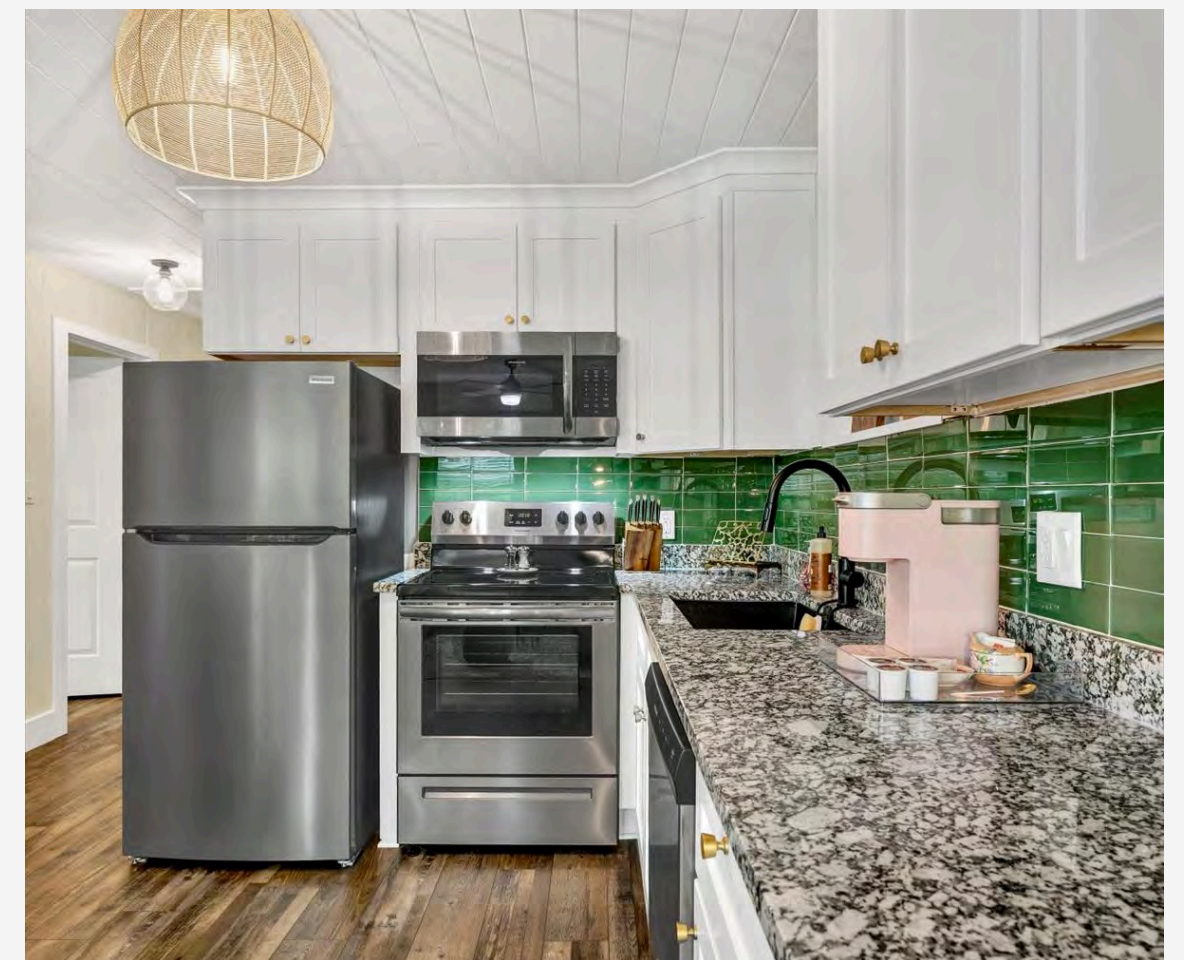




# Unit 112



# Unit 114





# Exterior



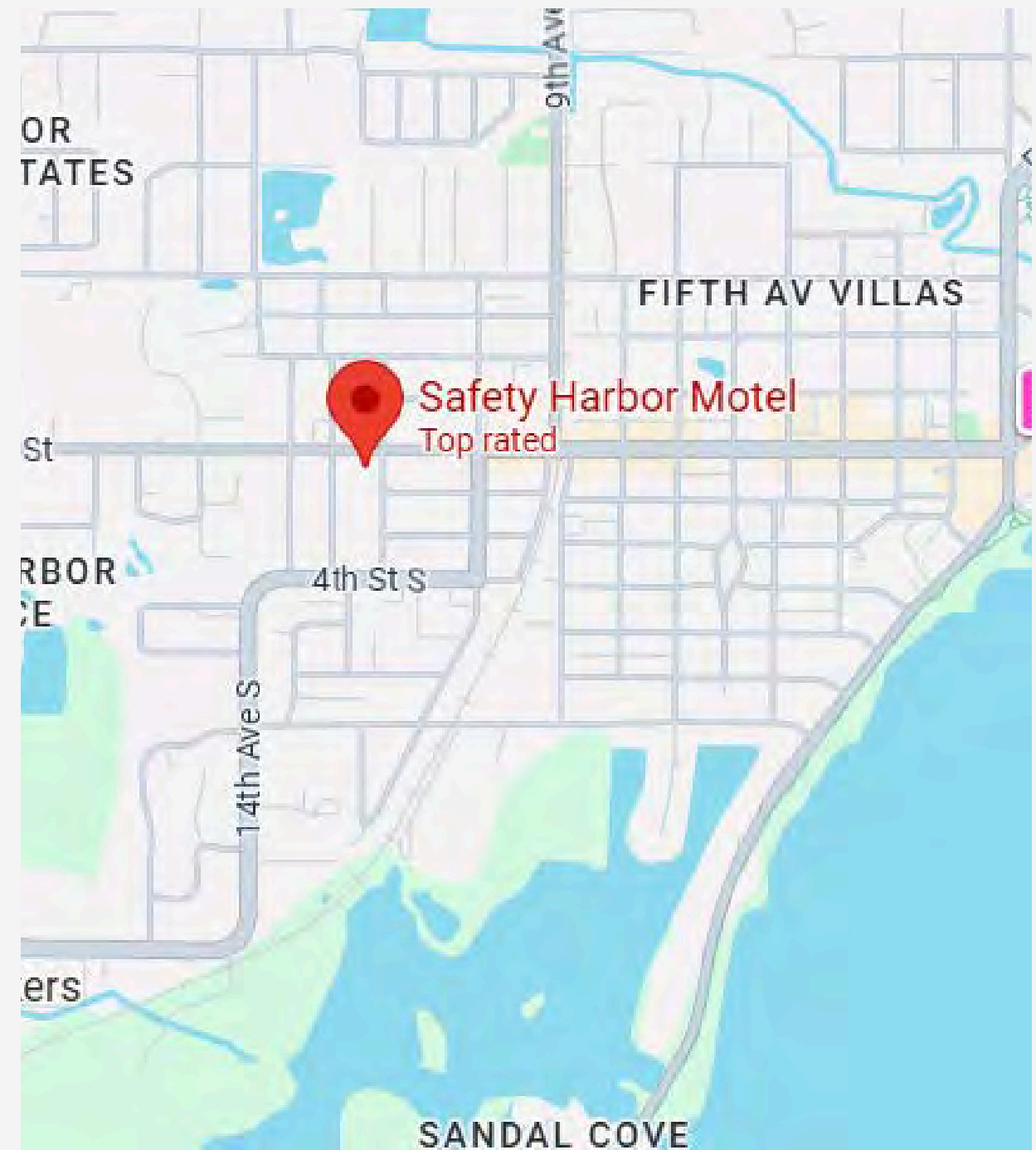
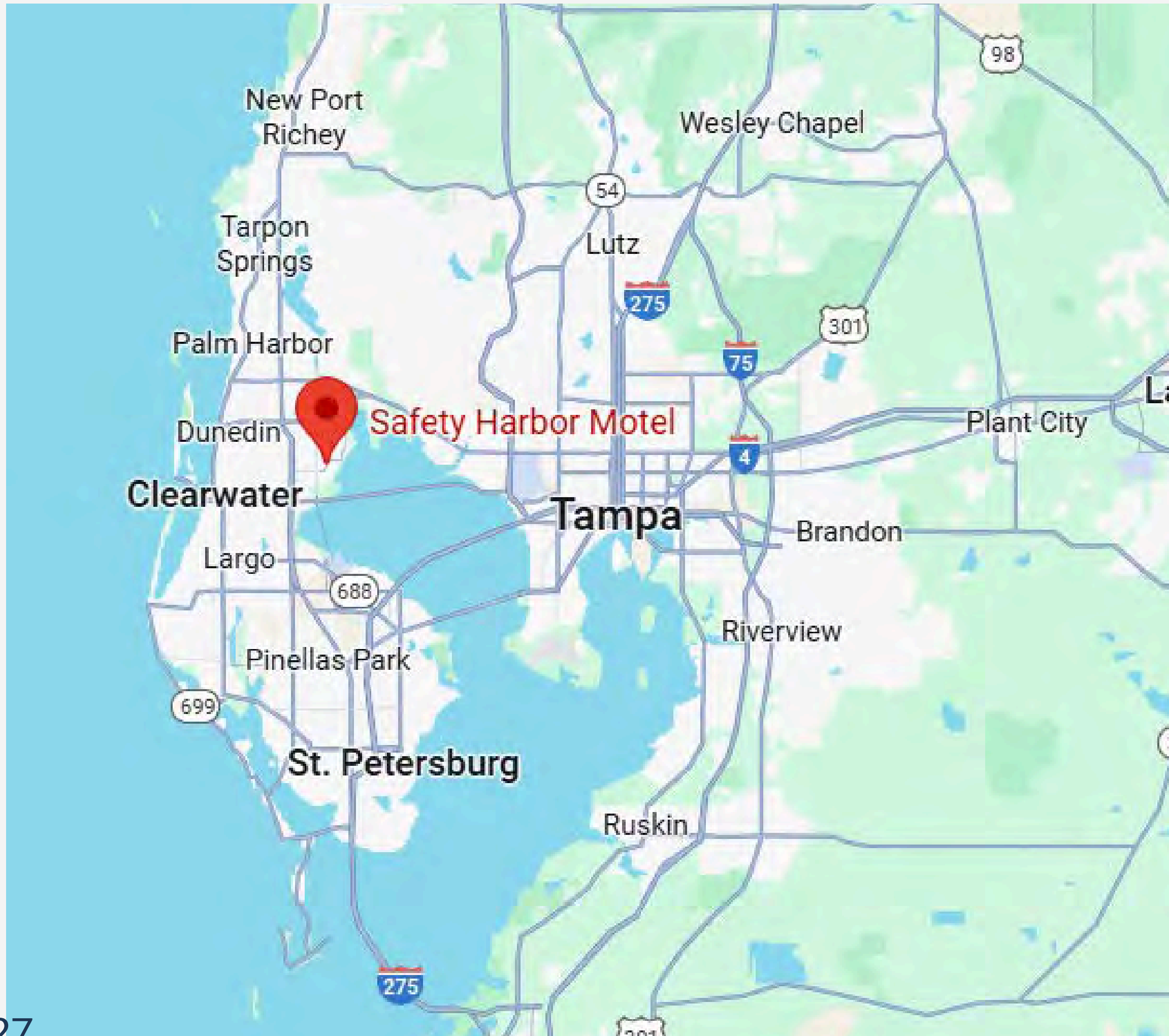


# Property Detail 03

Parcel ID	04-29-16-66348-003-0170
Address	1106 MAIN ST SAFETY HARBOR, FL 34695
Legal Description	PARK HEIGHTS BLK C, LOTS 17, 18 & 19
Year Built	1957   1970   1953   1954
Total Buildings	4,758
Lot Size	17,860 SF/ 0.41 AC
Construction	Block/Frame
Roof	Gable Or Hip
Total Buildings	4 Buildings




# 05 Location Overview



# ARK Property Solutions

**Broker: Ben Kreloff**

 727-643-2314 (direct cell)

 727-796-2684 (office)

 [ben@arkpropertysolutionsfl.com](mailto:ben@arkpropertysolutionsfl.com)

