



Offering Memorandum

Location: 810 Dodecanese Blvd, Tarpon Springs, FL 34689

Gross Acreage: .30 Acres

Dimensions: Road Frontage 50 Feet, River Frontage 83

Zoning: Special Area Plan- SDb

Price: \$2,800,000.00

Gross Building Square Footage: 6,097

Gross Income:

-Parking:	\$2,500.00
-Kiosk:	\$800.00
-Residential Units:	\$5,000.00 (Airbnb Average)
-Commercial Boat Slip:	\$5,150.00
Monthly Total:	\$13,450.00

*Downstairs commercial space unrented, estimated monthly value of \$2,500.00.

Description: For close to 150 years the banks of the Anclote River have been known up and down Florida's Gulf Coast as a deep water commercial port which has welcomed a long history of maritime trade and tourism. Over the years the river has supported commercial fishing boats, freight haulers, party boats, small ships and of course shrimp and sponge boats. Naturally the North bank has become more industrialized with heavier maritime business, while the South bank known more commonly as the Sponge Docks has not only maintained its commercial port feel but has grown a World Famous tourist district filled with unique restaurants, cafes, boutiques and bountiful amounts of Greek history related to the sponging industry. This subject property has not been publicly traded in over half a century and coming to the market with a fresh facelift, multiple income streams and magnitude of possible uses. 810 Dodecanese Blvd is located in the City of Tarpons "special area plan"(SAP) and zoned SDb, allowing for a variety of commercial waterfront and tourism related uses. With 83 feet of deep water frontage this property has capacity and enough draft for a big boat! Currently there are two beautiful residential apartments upstairs and a recently remodeled downstairs retail/restaurant/commercial space. Sitting on 1/3 of an acre this 6,000sqft building is built to last and solid concrete! A big parking lot and streetside kiosk add to the diversity of this property and income streams.

Townsend Tarapani, Broker

t.tarapani@tbabrokerage.com

727-365-7571

David Banther, Broker

d.banther@tbabrokerage.com

727-204-7698

