



**KLEIN & HEUCHAN, INC  
REALTORS**

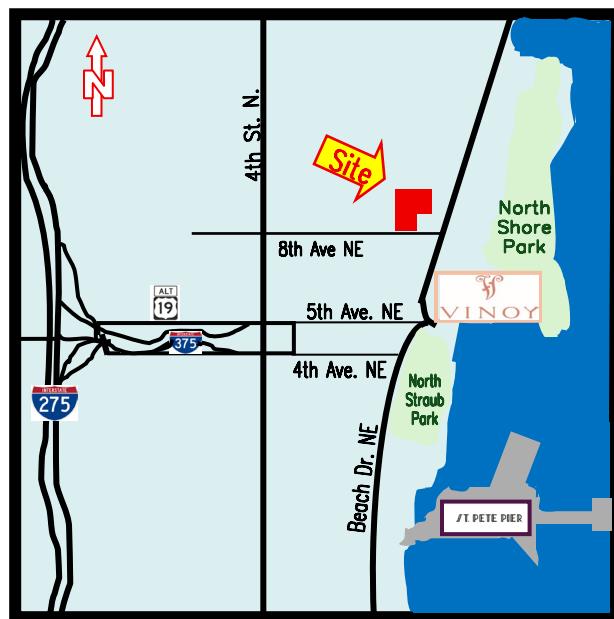
Commercial/Investment/Real Estate Services

# 14 UNIT APARTMENT COMPLEX IN DOWNTOWN ST. PETERSBURG FOR SALE



**800 BEACH DR., NE  
ST. PETERSBURG, FL 33701**

- BEACH DRIVE LOCATION IN DOWNTOWN ST. PETERSBURG
- WALKING DISTANCE TO DOWNTOWN RESTAURANTS
- 14 UNITS – SIX - 2/2, EIGHT - 1/1 UNITS
- LOW RENTS – GOOD OPPORTUNITY TO INCREASE
- NEW ROOF 2022 – ON SITE PARKING
- **PRICE: \$3,699,999**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 800 Beach Dr., NE  
St. Petersburg, FL 33701

**LAND AREA:** .35 acres  
**DIMENSIONS:** 127' x 126'

**IMPROVEMENTS:** Block Building

**YEAR BUILT:** 1957

**PARKING:** 14 Spaces

**PRESENT USE:** Apartments

**MORTGAGE HOLDER:** None

**PRICE:** \$3,699,999

**LOCATION:** North on Beach Drive from Downtown.

**ZONING:** NTM-1, Neighborhood Traditional Mixed Res. - City of St. Pete.  
**LAND USE:** PR-R  
**FLOOD ZONE:** X- Non-Flood

**LEGAL DESCRIPTION:** Lengthy, in listing file

**UTILITIES:** Water/Sewer/Trash, City of St. Pete.  
Electric - Duke Electric

**TAXES:** \$35,596.45 (2024)

**PARCEL ID #:** 17-31-17-16920-000-0010

**TRAFFIC COUNT:** 6,100 VPD - AADT

**TERMS:** Financing, Cash at Close

**NOTES:** The Kenilworth is a charming 14-unit Apartment Complex offering a rare investment opportunity in one of Florida's most desirable locations of downtown St. Petersburg, Florida. The property is ideally situated near downtown attractions, parks, and beautiful downtown waterfront and restaurants, making it highly attractive to long-term tenants. The complex is made up of six two- bedroom / two bathroom and eight one-bedroom / one- bathroom units with a shared laundry room. Covered parking, mature landscaping and a peaceful courtyard make this a one-of-a-kind property that has amazing potential for years to come. Whether you're expanding your real estate portfolio or looking for a stable income-producing asset in a prime location, this well-maintained property with covered parking blends coastal charm with strong investment for years to come.

**KEY HOOK#:** None

**SIGNAGE:** None

**ASSOCIATE:** Uli Cramer, Mobile -727-216-5934

Email : [ulicramer133@gmail.com](mailto:ulicramer133@gmail.com)

**LISTING CODE:** SI-1689-2-20

**SHOWING INFORMATION:** By Appointment Only – Contact Uli Cramer

