

DOUGLAS HOUSE + PARKING LOT

419 Amelia Street, Key West, FL

Offered at \$13,500,000

Listed Exclusively By

TSV

TEAM
SPOTTSWOOD
VAZQUEZ



Well Established Guest House PLUS parking lot in Old Town Key West:

- 15 Transient Licenses
- 5 Buildings, 4 are 2 Stories, Totaling 7,616 SF
- 5 Contiguous Lots Totaling 15,969 SF
- X & AE Flood Zone
- HMDR Zone
- Built 1943, Renovated 2007
- 10 Electric Meters / 9 Water Meters
- Pool
- Check-in Office
- Laundry Room (for staff use)
- Poolside Bar Area
- Parking Lot with 12 Parking Spots

ADDRESSES / R.E. PARCEL

418 Virginia St – Parcel #00028060-000100

417 Amelia St – Parcel #00028100-000000

419/421 Amelia St – Parcel #00028080-000000

423 Amelia St – Parcel #00028070-000000

Property can be accessed by Amelia & Virginia Streets

1108 Whitehead St (parking lot) - Parcel

#00026170-000000

Accommodations:

- 15 Guest Rooms / 15.5 Baths
- 3 Queen rooms with private bathrooms, TV, mini-refrigerator, microwave and air-conditioning.
- 7 Suites - Varying sizes with porches or balconies, queen beds, 2 with full kitchens, the rest have TV, mini-refrigerator, microwave and air-conditioning.
- 7 King Suites with king beds, wet-bar with mini refrigerator, microwave and coffee maker, TV (2 king suites have TV's in bedroom & sitting areas), air-conditioning.
- Contemporary design & furnishings.



OPPORTUNITY FOR ADDITIONAL INCOME STREAMS

Special Historic 5COP Liquor License:

- By the drink or in sealed containers for consumption on or off the premises where sold.
- Must be a bona fide hotel or motel located in a historic structure as defined in s. 561.01(21), F.S., with fewer than 100 guest rooms. Must be licensed as a public lodging establishment and derive at least 51% of gross revenue from the rental of guest rooms.
- License may only be issued to the owner or lessee. License must remain in the name of the owner or lessee and can only be renewed in the name of the owner or lessee. License may not be moved to a new location.

Parking Lot, 1108 Whitehead Street:

- Located 1/2 block from Douglas House with 12 parking spots used for guest parking. Currently included in room rate.
- Parking is very limited in Old Town - opportunity to offer parking at a premium to guests for a daily charge.

Location / Reviews:

- Prime location just steps from world famous Duval Street, walking distance to all of the attractions, restaurants, galleries, shops, nightlife.
- High occupancy with lots of repeat clientele.
- Excellent ratings/ reviews with Trip Advisor, Booking.com, Hotels.com, Kayak.com.
- *Signed confidentiality agreement required to review financials.*



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