



HOLIDAY ISLES RESORT

Beach Resort Opportunity – Directly Across from Madeira Beaches



EXECUTIVE SUMMARY



14711 Gulf Blvd. Madeira Beach, FL 33708

County:	Pinellas
Property Type:	Hotel/Motel
No. of Buildings:	3
No. of Stories:	2
No. of Units:	29
Building Area Size:	14,950 Sq. Ft.
Lot Size:	1.03 Acres
Year Built:	1966
Pool:	Yes
Price:	Execute NDA for Disclosure

- Located directly on Gulf Blvd.
- Less than 5 minute walk to Beach Access
- Property is located directly across from the Beach
- MUST REGISTER CLIENT WITH LISTING BROKER

CONFIDENTIAL LISTING - DO NOT CONTACT OWNER OR EMPLOYEES

Property Description

Feel the warm winds of the Gulf of Mexico while your guest vacation at this beautiful, Tropical Resort located just a stone's throw from blue waters. With dedicated beach access and only a five (5) minute walk to the Madeira public beach, Holiday Isles Resort boast Twenty-Four (24) one-bedroom studios with kitchenettes, one (1) two-bedroom suite and two (2) regular one-bedroom units. The Resort also includes a separate two (2) bedroom Beach Cottage and a free-standing Resort Bungalow. The Resort has a spacious lobby and front desk area, a newly shingled roof, both a commercial and guest laundry, a dedicated tiki-hut area, heated swimming pool, sun deck and spacious balconies overlooking the tropical grounds. Sitting on more than one (1) acre, the Resort has more than ample parking for resort all guest and their families. The property is Wi-Fi equipped and every unit has an upscale amenity package, including flat-screen televisions and a fully equipped kitchenette. **Zoned C2/C3, the property has a density factor of Sixty (60) units per acre with height restrictions of Forty-Five (45) feet.**

Location Description

Located directly on the main strip of Gulf Blvd. and directly across the street from the beach, we are also close to several restaurants, so you don't have to drive everywhere! World famous John's Pass is just one-and-a-half miles south, and the Suncoast Beach Trolley travels north and south along Gulf Blvd., with bus stops nearby. Downtown St. Petersburg is just 10 miles away, downtown Tampa is about an hour away by car, including the Tampa airport, and Orlando and Disney World are about two hours away by car.

REVENUE – OCCUPANCY

2017

2018

GROSS INCOME

TO BE
INSERTED

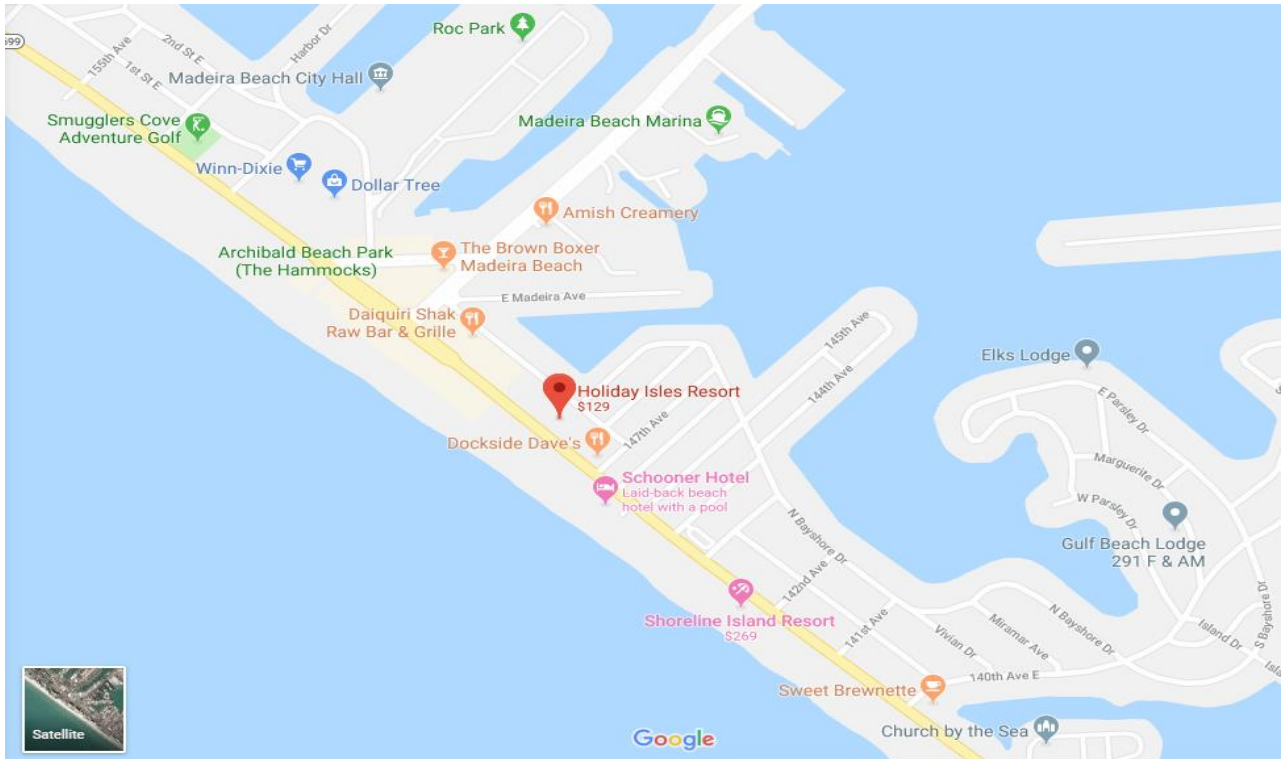
OCCUPANCY RATE

WITH
DISCLOSURE

ADR



PROPERTY MAPS



AERIAL VIEW



PROPERTY PHOTOS



FLOOR PLANS



Bungalow Floorplan



Cottage Floorplan



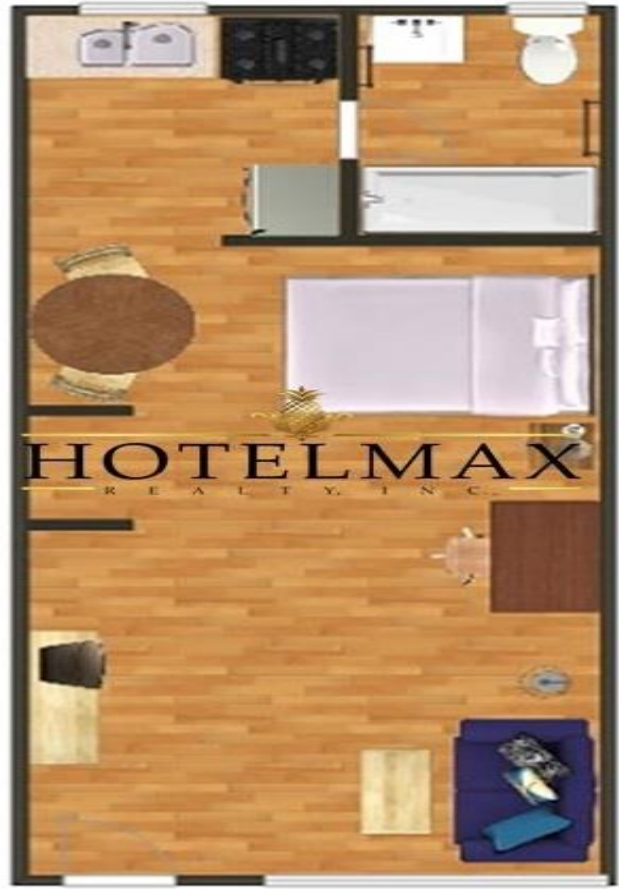
One Bedroom Floorplan



Two Bedroom Floorplan



Studio2-1Bed-Floorplan



Studio-1Bed-Floorplan

ABOUT MADEIRA BEACH, FL



ABOUT THE CITY OF MADEIRA BEACH

According to the United States Census Bureau, the city has a total area of 3.3 square miles (8.5 km²), of which 1.0 square mile (2.6 km²) is land and 2.2 square miles (5.7 km²) (68.50%) is water. The city is located on a barrier island between the Gulf of Mexico to the southwest and Boca Ciega Bay to the northeast. One bridge, the Tom Stuart Causeway, connects Madeira Beach to the mainland, in the unincorporated community of Bay Pines. To the northwest of Madeira Beach is the town of Redington Beach and to the southeast, across the inlet of John's Pass, is the city of Treasure Island.

Location:

Madeira Beach is a city in Pinellas County, Florida, United States, bordered on the west by the Gulf of Mexico and on the east by St. Petersburg. As of the 2010 census, the population was 4,263. The area is primarily residential with little or no industrial or sizable service businesses.

Brief History of Madeira Beach:

Long before condominiums appeared on the Florida coastline, itinerant fishing parties visited the barrier islands along the Pinellas peninsula. Fewer than 200 people lived in present-day Pinellas County in September 1848, when a destructive hurricane carved Johns Pass. Developers first focused their efforts along the inlet with a settlement known as Mitchell Beach in the early 1910s, but it had only limited success since no bridges connected the island to the mainland. The first bridge opened along Welch Causeway in 1926, and electricity came to the island a few years later. Small, scattered settlements took shape along Johns Pass and near 150th Avenue before World War II, but widespread development did not begin until the incorporation of Madeira Beach in 1947. By the 1950s, subdivisions sprouted up along islands dredged from Boca Ciega Bay. Today, condominiums have replaced most beach cottages.

Legend holds that a pirate named John LeVique was the first European to "settle" the Madeira Beach area. Today, Madeira Beach, a Gulf of Mexico beach city just west of St. Petersburg, is best known for the sea-themed John's Pass Village and Boardwalk, which serves up shops and eateries and a 1,100-ft. boardwalk along the Intracoastal. Madeira Beach's 2.5-mile beach attracts devotees of sun and sea, and fishing in the primary sport activity. More grouper is brought into John's Pass than any other place in the state. In addition, each October, Madeira Beach hosts the Seafood Festival at John's Pass, which attracts as many as 130,000 visitors to its celebration of food, music and arts and crafts.