



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1689

14 UNIT APARTMENT COMPLEX

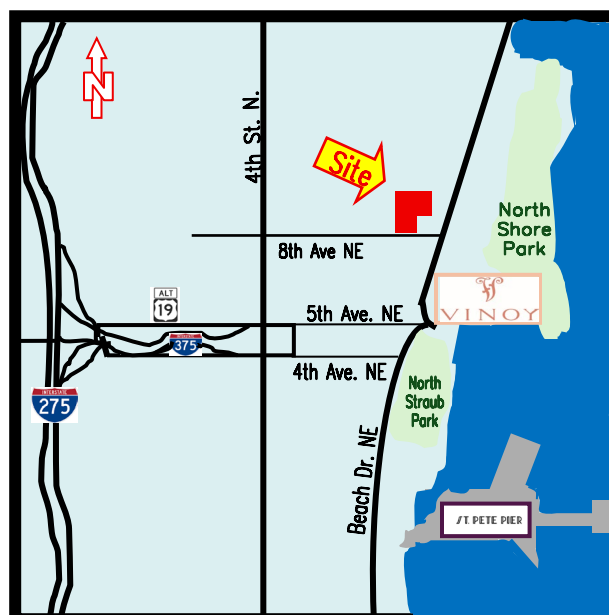
IN DOWNTOWN ST. PETERSBURG

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



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

LOCATION: North on Beach Drive from Downtown.

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

ZONING NTM-1, Neighborhood Traditional Mixed Res. - City of St. Pete.

LAND USE: PR-R

FLOOD ZONE: X- Non-Flood

IMPROVEMENTS: Block Building

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1957

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

PARKING: 14 Spaces

PRESENT USE: Apartments

TAXES \$35,596.45 (2024)

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

MORTGAGE HOLDER: None

TRAFFIC COUNT: 6,100 VPD - AADT

PRICE: \$3,699,999

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

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

SIGNAGE: None

Email : ulicramer133@gmail.com

LISTING CODE: SI-1689-2-20

SHOWING INFORMATION: By Appointment Only – Contact Uli Cramer

