

UNIQUE PANHANDLE PROPERTIES debbie@uniquepanhandleproperties.com Exclusive Buyer's Agents - Would you use the same attorney as your opponent?

Commercial Sales - Income Producing

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ML: 507074m	ListPrice: \$9,990,000
Status: Active Last Change: 12/29/2009	Sale Type: REO
PropName: SEAGROVE VILLAS MOTEL & SEAGROVE COTTAGES	Property Type:
	Unit SqFt:
Location: 3031 CO HWY 30-A E	Price/Unit: Price/Sq Ft:
SANTA ROSA BEACH, FL	Building Sq Ft: 16767
ZipCode: 32459	Frontage: 297
County: WALTON	WF Feet: 297
MainArea: 18 South Walton East	Acreage: 1.21
SubArea: 06 SOUTH OF 30A EAST BEACHES	YearBuilt:
ParcelID: 14-3S-19-25090-007-0140	Const Status: Existing
Directions: On 30-A in the heart of Seagrove across from The Wheel House Restaurant.	



36 Unit Motel, Historic Seagrove Villas Motel. Currently 32 rentable units as 2 are being used as a former office for the proposed beach club and four units have been combined to make 2 two bedroom 800 sq ft suites. Located on a 1.21 acre gulf front parcel. 300+/- of gulf frontage. Swimming Pool, 26 Motel room units and 4 Duplex bungalows, 12 units built in 1996 and 24 built in 1953. The best re-development site on Scenic 30A, could be high end Hotel, Condominiums, Townhomes or residential homes. A multitude of uses, including the upgrade of the existing hotel/motel use, residential re-development.

Information herein is approximate and not exact.

Active Development Order: N
Development Order Details:

Lot Dimensions: 297 X 185 X 223 X 235	Vacant?	#Units/Pads:	# of Rooms: 36
Lot Sq Ft:	Immediate Occ?Y	Vacancy Rate:	Avg % Occupancy:
Lot Depth:	Office Sq Ft:	# of Floors: 3	
Zoning: COMMERCIAL (HOTEL)	GulfFrtDesc:FutLandUse: COMMERCIAL	Sprinklers?	Rail?
WF Description: GULF OF MEXICO		Doors-GrndLvl:	DockHigh

LoopNet:	504-Land Multi-Family (Land)	504-Land Multi-Family (Land)	701-Multi-Family Garden/Low-Rise
	507-Land Residential (Single-Fam)	608-Lodging & Hosp. Full Service	12120-Special Purpose Other

Site Information:
Lease Information:
Tenant Information:

Scheduled Income:	CAP Rate:	LO:	SaleType: REO
Gross Income:	GRM:		LstOff: ERON Beach Group Properties LLC
Expenses:	CAM: per		
Net Op Income:	Exp/Unit:	Exp/SqFt:	
Cash Flow:	Expense Types:		

All information in this listing, including but not limited to square footage, room dimensions and lot size is approximate and not exact. Buyers are expected to verify any specific information prior to signing any contract. Neither the Emerald Coast Association of Realtors nor any Realtor is liable for any inaccuracies herein. Copyright: 2010 by the Emerald Coast Association of Realtors

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