

Unique Opportunity



Now offered for sale - "Antique Alley" Belleair Bluffs, FL 33770

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Antique Alley



Created in the late 1950's, the Antique Alley in Belleair Bluffs, FL has been a beehive of retail activity ever since. Over the years, The Alley was often an incubator for retailers that began there and then moved on to larger retail footprints in the same booming trade market. The Shops on The Alley now include an eclectic mix with a wide variety of products and services, but with a common thread. Each provide something that is unique and hard to find elsewhere.

This isn't a complete list, but see for yourself:

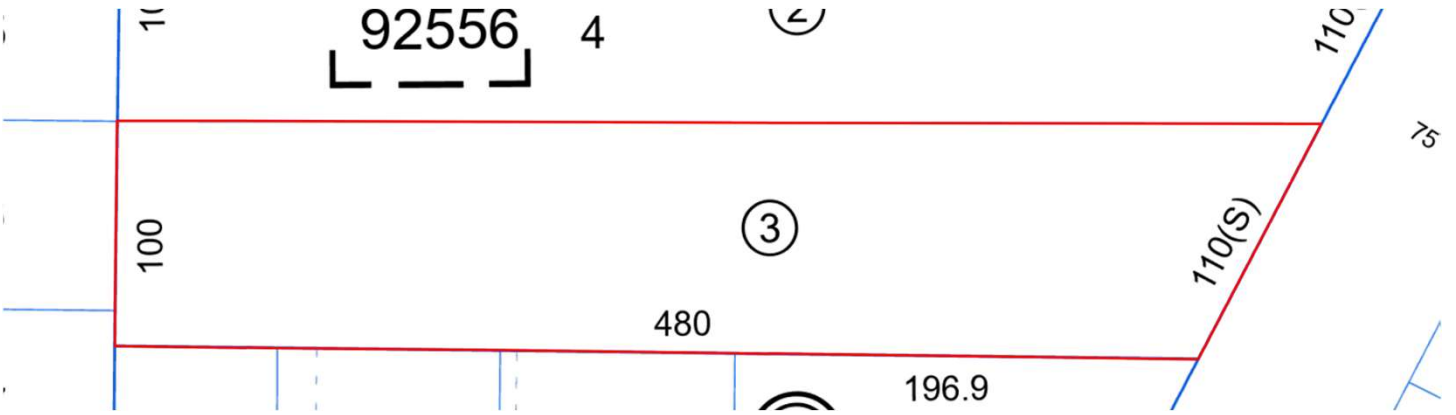
Salty & Chic, Canopy, Belleair Hideaway, Victoria's Parlour, The Chalked Feather, Belleair Antiques, The Bleached Boat, Illume Apparel and more.

Property Summary



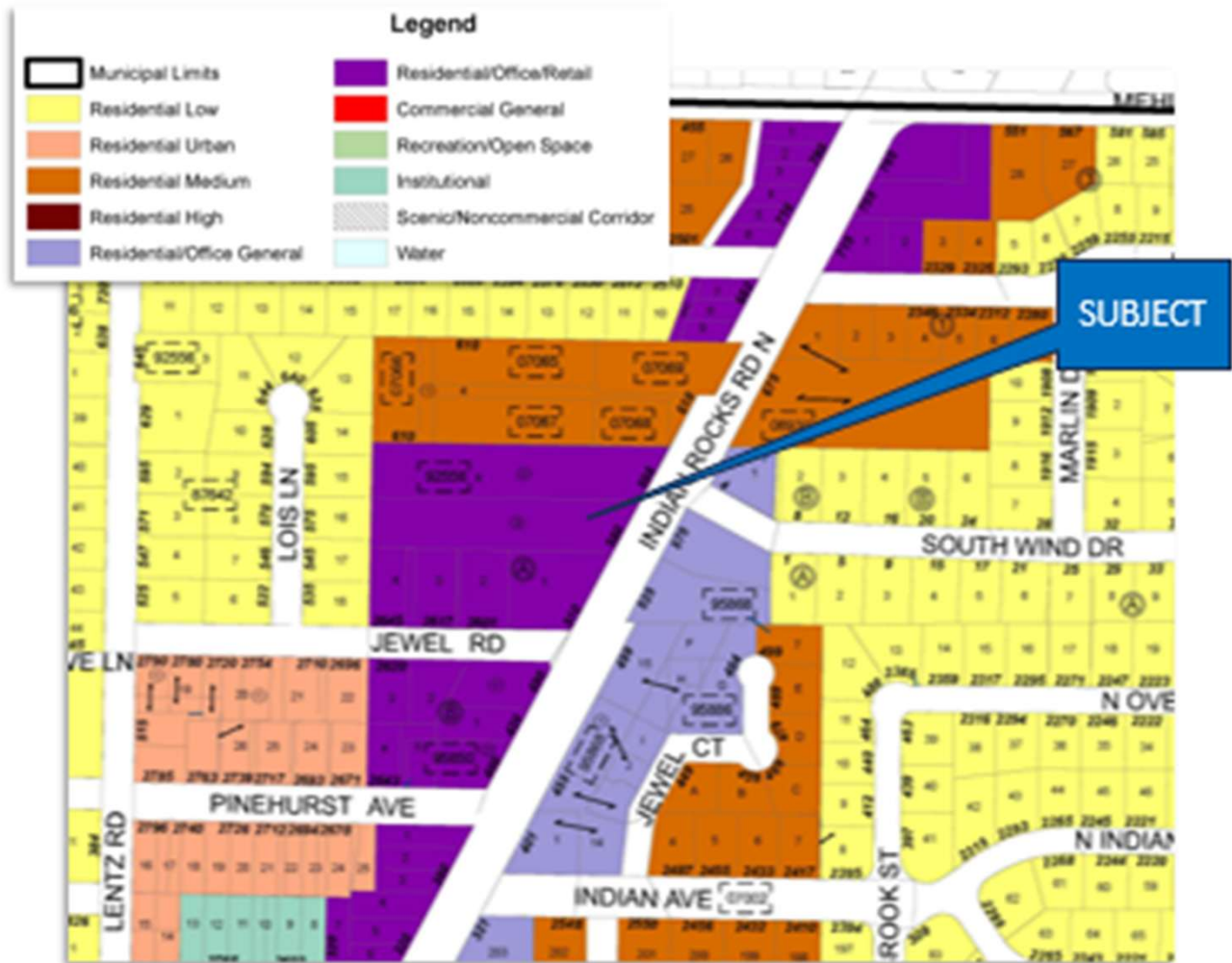
- The Property consists of a 1.09-acre site improved with six buildings having a total of 12,448 SF under roof.
- The location is well positioned to serve the affluent Belleair / Belleair Bluffs, trade market.
- The Property has very good street presence, excellent signage and ample paved parking (7.29 parking ratio, 20 spaces front, 15 spaces back).
- The buildings are all in serviceable condition. Some of the retail spaces are more “rustic” than others.
- Public utilities in place (water, fire, sanitary and storm sewer), though two bathrooms are on a septic tank system.
- Zoned R/OR – Residential Office Retail which accommodates a variety of commercial uses.
- X flood zone – area of minimal flood risk.
- Real Estate taxes for 2025 were \$15,542; annual insurance cost is \$13,700.

Plat Map

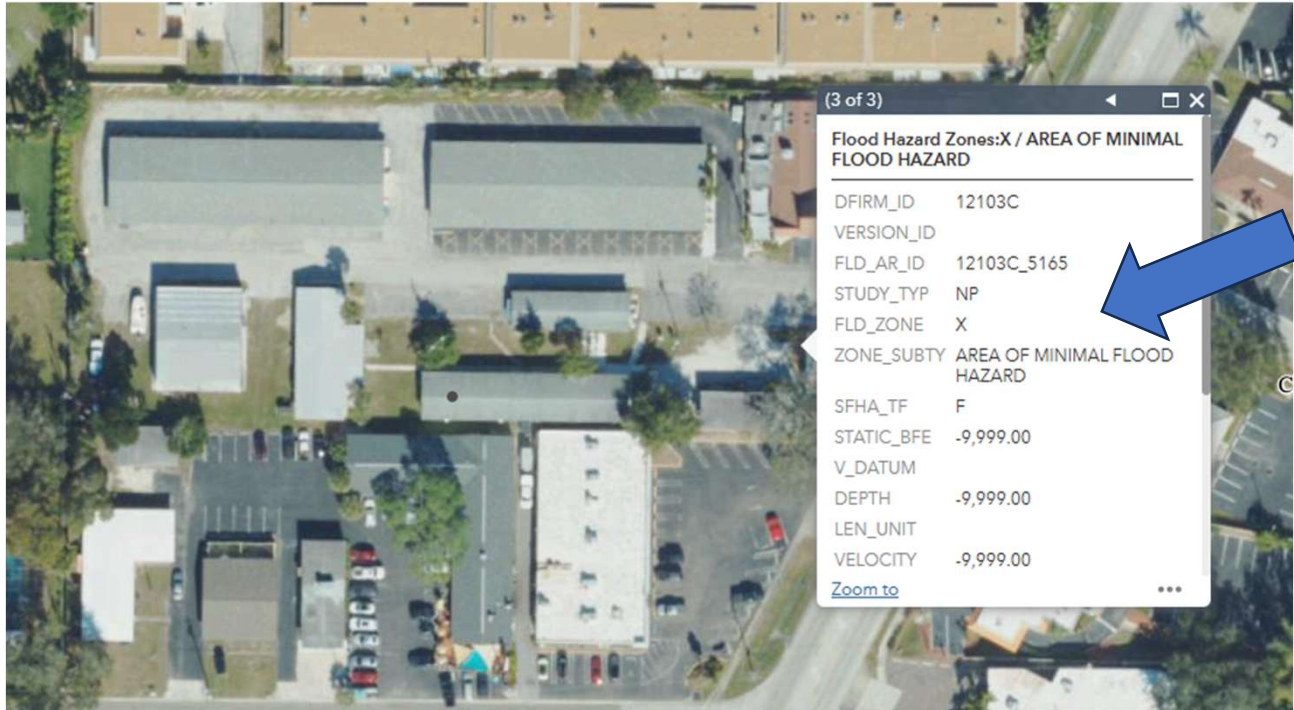


Land Use Designation

Town of Belleair Bluffs – R/O/R Residential Office Retail



Flood Map – Zone X Area of Minimal Hazard



Property Appraiser Data

Parcel Number 32-29-15-92556-000-0043								
Owner Name MCCORD PETELLE INC								
Property Use 1121 Strip Store - (2 or more stores)								
Site Address 580 INDIAN ROCKS RD BELLEAIR BLUFFS, FL 33770								
Mailing Address 580 INDIAN ROCKS RD N BELLEAIR BLUFFS, FL 33770-2016								
Legal Description TURNER'S, A.C. S 100FT OF LOT 4, LESS RD ON E								
Current Tax District BELLEAIR BLUFFS (BBL)								
Year Built 1951 1958 1960 1964 1968 1985								
<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Heated SF</th> <th>Gross SF</th> <th>Living Units</th> <th>Buildings</th> </tr> </thead> <tbody> <tr> <td style="color: green;">12,052</td> <td style="color: green;">12,448</td> <td style="color: green;">0</td> <td style="color: green;">6</td> </tr> </tbody> </table>	Heated SF	Gross SF	Living Units	Buildings	12,052	12,448	0	6
Heated SF	Gross SF	Living Units	Buildings					
12,052	12,448	0	6					

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2027	No	0%		
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
08085/0292	Find Comps	252.04	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	3/50

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$860,000	\$860,000	\$860,000	\$860,000	\$860,000

2025 Land Information

Land Area: \cong 47,363 sf \cong 1.08 acres	Frontage and/or View: None	Seawall: No				
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Stores, 1 Story	0x0	\$19	47,361	SF	1.0000	\$899,859

Property Appraiser Data (continued)

2025 Building 1 Structural Elements and Sub Area Information				
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Special Footing	Base (BAS)	1,440	1,440
Floor System	Slab On Grade	Open Porch (OPF)	0	192
Exterior Walls	Concrete Block	Total Area SF	1,440	1,632
Unit Stories	1			
Roof Frame	Flat			
Living Units	0			
Roof Cover	Built Up/Composition			
Year Built	1951			
Building Type	Shopping Centers			
Quality	Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	6			
Effective Age	40			

Property Appraiser Data (continued)

2025 Building 2 Structural Elements and Sub Area Information				
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	3,050	3,050
Floor System	Slab On Grade	Total Area SF	3,050	3,050
Exterior Walls	Concrete Block			
Unit Stories	1			
Roof Frame	Wood Frame/Truss			
Living Units	0			
Roof Cover	Built Up/Composition			
Year Built	1958			
Building Type	Retail Stores			
Quality	Fair			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Unit Heater			
Fixtures	12			
Effective Age	40			

2025 Building 3 Structural Elements and Sub Area Information				
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	1,224	1,224
Floor System	Slab On Grade	Total Area SF	1,224	1,224
Exterior Walls	Concrete Block			
Unit Stories	1			
Roof Frame	Steel Truss & Purlins			
Living Units	0			
Roof Cover	Built Up/Composition			
Year Built	1960			
Building Type	Retail Stores			
Quality	Fair			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Unit Heater			
Fixtures	4			
Effective Age	40			

Property Appraiser Data (continued)

2025 Building 4 Structural Elements and Sub Area Information				
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	2,050	2,050
Floor System	Slab On Grade	Open Porch (OPF)	0	204
Exterior Walls	Concrete Block	Total Area SF	2,050	2,254
Unit Stories	1			
Roof Frame	Steel Truss & Purlins			
Living Units	0			
Roof Cover	Built Up/Composition			
Year Built	1964			
Building Type	Retail Stores			
Quality	Fair			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Unit Heater			
Fixtures	4			
Effective Age	40			

2025 Building 5 Structural Elements and Sub Area Information				
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	1,288	1,288
Floor System	Slab On Grade	Total Area SF	1,288	1,288
Exterior Walls	Concrete Block			
Unit Stories	1			
Roof Frame	Steel Truss & Purlins			
Living Units	0			
Roof Cover	Built Up/Composition			
Year Built	1968			
Building Type	Retail Stores			
Quality	Fair			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Unit Heater			
Fixtures	6			
Effective Age	40			

Property Appraiser Data (continued)

2025 Building 6 Structural Elements and Sub Area Information				
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	3,000	3,000
Floor System	Slab On Grade	Total Area SF	3,000	3,000
Exterior Walls	Prefinished Metal			
Unit Stories	1			
Roof Frame	Steel Truss & Purlins			
Living Units	0			
Roof Cover	Corrugated Metal			
Year Built	1985			
Building Type	Pre-Engineered Metal			
Quality	Fair			
Floor Finish	Concrete Finish			
Interior Finish	Unfinished			
Cooling	None			
Fixtures	4			
Effective Age	41			

2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$5.00	11,000.0	\$55,000	\$55,000	0
FENCE	\$23.00	100.0	\$2,300	\$1,196	2007

Permit Data			
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.			
Permit Number	Description	Issue Date	Estimated Value
PER-H-CB20-01054	ADDITION/REMODEL/RENOVATION	06/15/2020	\$10,000
PER-H-CW20-07704	ROOF	06/01/2020	\$8,000
PER-H-CB20-01520	HEAT/AIR	02/19/2020	\$4,800
PER-H-CB20-00813	ROOF	01/30/2020	\$7,800
PER-H-CB16-03509	HEAT/AIR	05/09/2016	\$5,500
PER-H-CB15-03185	ADDITION/REMODEL/RENOVATION	07/17/2015	\$35,000
PER-H-CB15-03455	MISCELLANEOUS	05/07/2015	\$1,500
PER-H-CW14-07901	MISCELLANEOUS	08/14/2014	\$8,930
PER-H-CW14-07809	MISCELLANEOUS	08/12/2014	\$5,930
PER-H-CW14-07810	MISCELLANEOUS	08/12/2014	\$10,230

Value Proposition

This offering represents an opportunity to add significant value in a unique retail environment.

In this excellent trade market, this 1+ acre parcel has substantial future value as a part of some eventual redevelopment. This establishes the bedrock value of this property.

But for the near term, it is an excellent candidate to increase revenues and generate real cash-flow returns within the first two years of ownership.

Current actual rents equate to \$12.75 PSF on a modified-gross basis, while retail rents in this trade market are from \$25 to \$37 PSF on a NET basis.

Moving leases to a net basis over time will significantly improve cash flow and reduce landlord risk of increased operating expenses over time

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