



INDIAN ROCKS BEACH | FLORIDA | USA

2307 Bay Blvd.
8-Unit Waterfront Rentals with 6 Slips



2307 Bay Blvd.

8-UNIT COMPLEX WITH 6 BOAT SLIPS
ZONED FOR SHORT TERM RENTALS

8

SUITES (1 AND 2 BED UNITS)

6

BOAT SLIPS

Daily Rentals

OCCUPANCY

\$4,199,000

PRICE

Pricing, availability, and terms are subject to change without notice. All information provided herein is deemed reliable but is not guaranteed, and should be independently verified by Buyers.

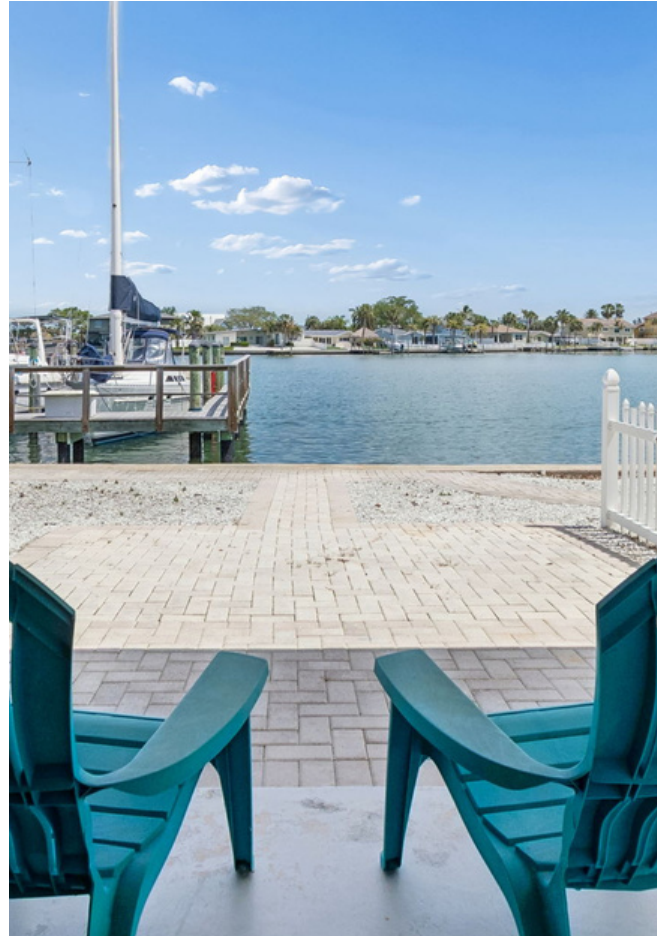
ENGEL & VÖLKERS®



Exceptional opportunity to own a fully renovated waterfront rental complex in highly sought-after Indian Rocks Beach. Situated on three contiguous lots, this unique property features eight well-appointed units and six deepwater boat slips, creating multiple income streams and offering both immediate revenue potential and long-term upside.

Above: Six units feature a private waterfront covered porch with paver patio.

Right: Light, bright units renovated in 2026.



Water Views and Income Streams.



Key Features

- 1 Waterfront 8-unit complex with wide water views and direct Intracoastal access.
- 2 Deep-water dock can accommodate large boats - offering another income driver.
- 3 Just steps from the Gulf of Mexico and beach. Guests will love the walkability and public trolley transportation.
- 4 Spacious covered and uncovered patios for outdoor living will draw renters in year round.
- 5 Ample parking with six covered carports - 20 total parking spots and an EV charging station.
- 6 Zoned for daily rentals, offering exceptional income potential and flexibility to maximize occupancy.
- 7 Recent renovations complete, ready for a new owner to begin renting.
- 8 Five 2-bed/1.5-bath units and three 1-bed/1-bath units - highly desirable for groups of different sizes.
- 9 Prime location near shops, dining, and entertainment like mini golf and water park.
- 10 Seller financing opportunity - contact for details.



Waterfront Rental Units. Renovated and Ready.

Exceptional opportunity to own a fully renovated waterfront apartment complex in highly sought-after Indian Rocks Beach. Situated on three contiguous lots, this unique property features eight well-appointed units and six deepwater boat slips, creating multiple income streams and offering both immediate revenue potential and long-term upside.

Recently renovated in 2026, the property offers a well-balanced unit mix with five 2-bedroom, 1.5-bath units and three 1-bedroom, 1-bath units, appealing to a wide range of renters. Six units—including four 2-bedroom and one 1-bedroom—enjoy beautiful water views with sliding glass doors opening to covered porches and shared outdoor spaces overlooking the bay, while two additional 1-bedroom units are located in a detached front duplex.

The property is comprised of three separate buildings arranged around a charming palm-lined courtyard. The waterfront building includes the majority of the units with direct water views and access, while a third structure provides six covered carports, eight private storage rooms, a common laundry facility, and an EV charging station.

Boating enthusiasts will appreciate the on-site marina with six deepwater slips accommodating vessels up to 50 feet, complete with electric (110V/220V), water hookups, and individual dock boxes, with projected boat slip income of approximately \$45,000 annually. With approximately 160 feet of water frontage, this property delivers true coastal living.



Top: Six slip marina adds to income potential.

Bottom: Six waterfront units offer ample outdoor space.





Waterfront Lifestyle Meets Income Potential.



Previously operated as an annual rental, the property presents significant upside through conversion to short-term rentals, as Indian Rocks Beach allows for short-term leasing—making it an ideal opportunity for investors looking to maximize returns or reposition as a boutique hotel or motel concept. Additional highlights include ample guest parking and walkability to the beach, enhancing both tenant and guest appeal. STR pro forma available via AirDNA*.

With recent renovations complete, multiple revenue streams, and a prime waterfront location, this is a rare chance to acquire a high-performing, high-upside asset in one of Florida's most desirable coastal markets. Seller financing available—contact for details.

*AirDNA is a leading data analytics platform providing insights, revenue projections, and market trends for the short-term rental (STR) industry, covering over 10 million Airbnb and Vrbo listings. It enables investors, hosts, and property managers to analyze rental demand, occupancy rates, and potential revenue to optimize listings or identify investment properties.

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2307 Bay Blvd,
Indian Rocks Beach, FL, USA

Market: St. Petersburg Submarket: Indian Rocks Beach

Submarket Score 2 Bed 1.5 Bath 4 Guests



Operating Expenses

\$29K

Net Operating Income

\$56.8K

Cap Rate

\$85.8K

Projected Revenue

64.5%

Occupancy

\$364.2

Average Daily Rate

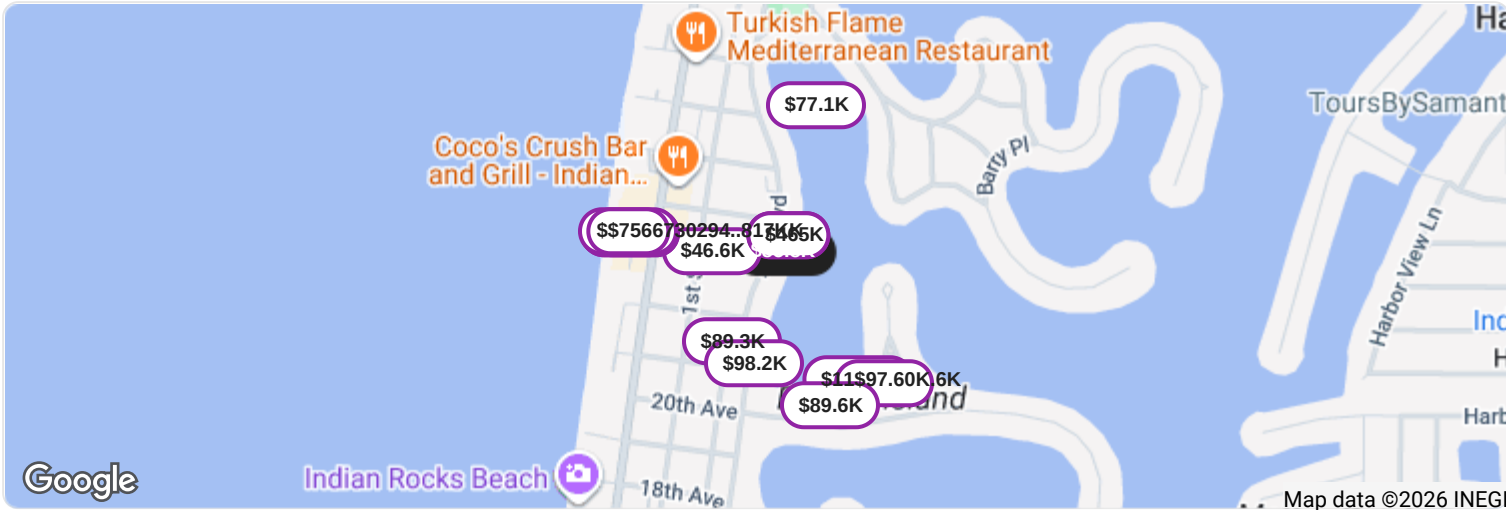
Medium

Confidence Score

Comparable short-term rental listings

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Water Lover's Paradise Waterfront • Dock • Pool	2	2	\$133.3K	316	\$119.6K	84.5%	\$447.8
Coral Sands II ~Seaside Coastal Modern 2/2	2	2	\$56.4K	323	\$46.6K	53.4%	\$308.4
Piece of paradise in Indian Rocks Beach.	2	1	\$85K	327	\$77.1K	57.1%	\$416.5
Beach Cottage Heated Pool & Spa Golf Cart	2	1	\$124.6K	242	\$70.6K	75.8%	\$387.7
Pelican Bay Heated Pool, Water View & Nearby Beach	2	2	\$94.9K	332	\$89.6K	77.7%	\$347.4
Waterfront Apt, 3 Min Walk Beach, See Dolphins!	2	1	\$46.4K	358	\$46K	49.9%	\$269.2
Bungalow By The Beach: Heated Pool & Walk to Gulf	2	2	\$90.9K	355	\$89.3K	61%	\$446.7
Intracoastal Waterfront • 3 Minute Walk to Beach	2	1	\$45.4K	354	\$45K	52.4%	\$255.8
Waterfront Duplex: 3 Blocks to Beach, Hot Tub, SUP	2	1	\$105K	335	\$98.2K	85.7%	\$342.2
New Building, Beachfront, 2/2, Balcony, Heat Pool UN...2	2	2	\$92.8K	235	\$50.1K	51.7%	\$460.1
NEW Beachfront Condo, 2/2, Balcony, Heated Pool, I...2	2	2	\$104.8K	278	\$74K	64.2%	\$430.2
Sunset from your Balcony! BEACHFRONT, 2 Bed, 2 B...2	2	2	\$89.9K	272	\$62.7K	56.6%	\$407.1

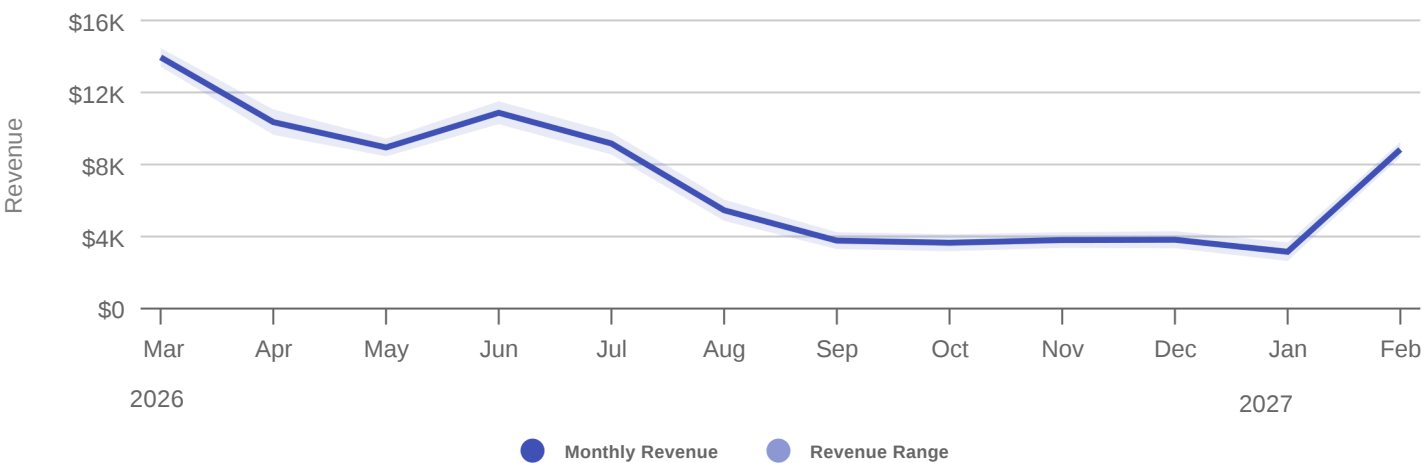
+ 2 additional listings in comp set



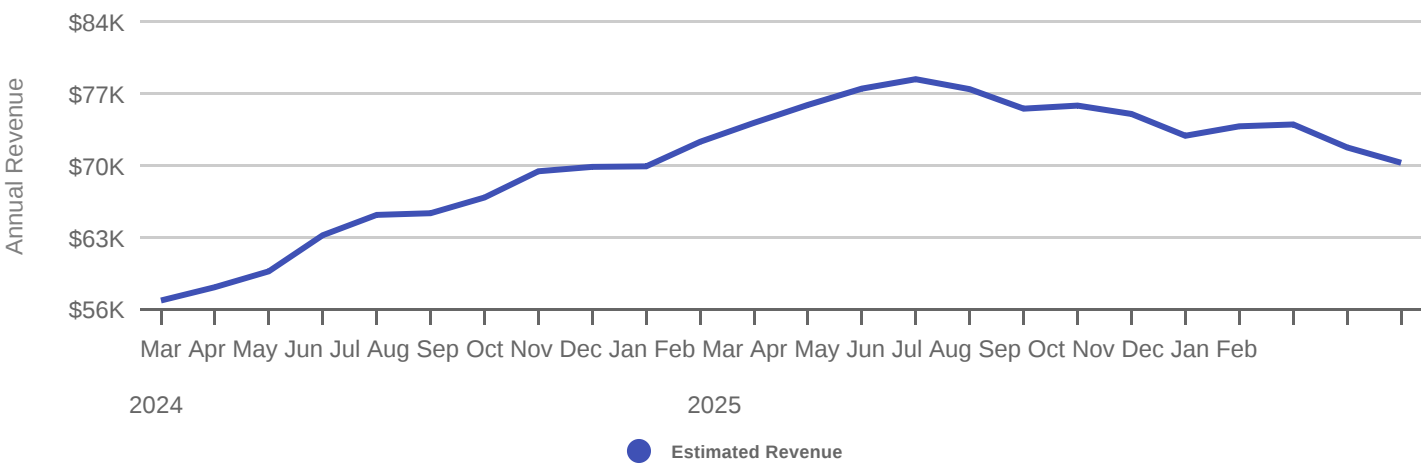
Comparable short-term rental amenities

 Air Conditioning	100%	 Parking	93%
 Dryer	86%	 Pool	71%
 Heating	100%	 Cable TV	100%
 Hot Tub	21%	 Washer	86%
 Kitchen	100%	 Wireless Internet	100%

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.





2307 Bay Blvd,
Indian Rocks Beach, FL, USA

Market: St. Petersburg Submarket: Indian Rocks Beach

Submarket Score 1 Bed 1 Bath 4 Guests



Operating Expenses

\$19K

Net Operating Income

\$37.2K

Cap Rate

\$56.2K

Projected Revenue

67.9%

Occupancy

\$226.7

Average Daily Rate

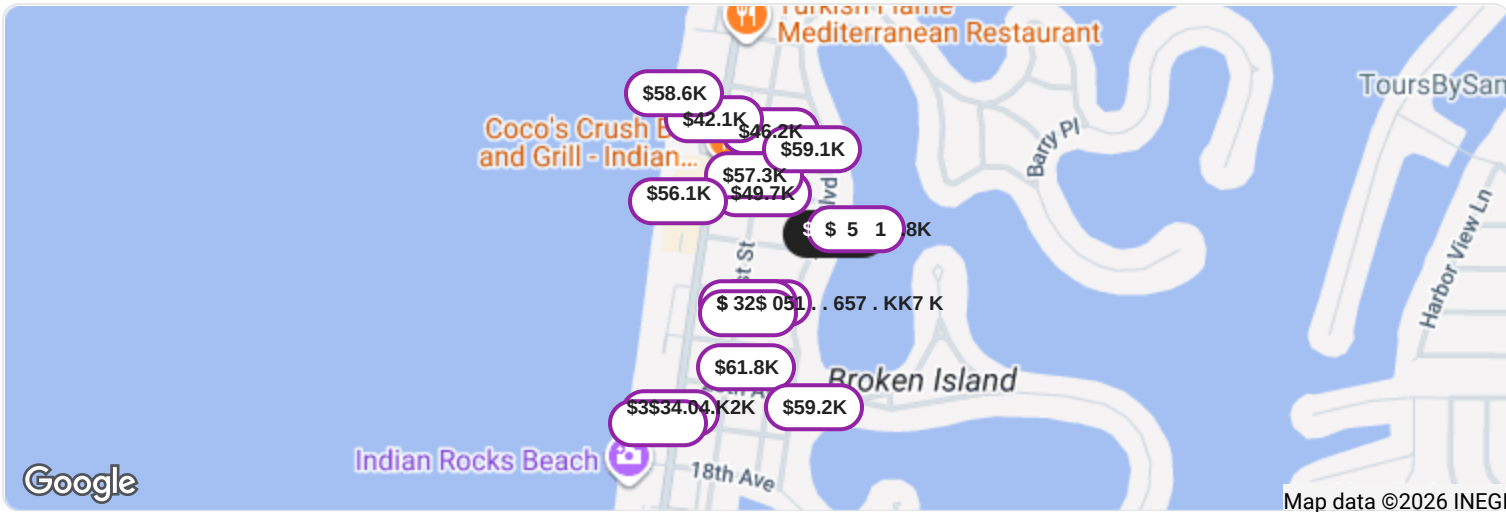
Medium

Confidence Score

Comparable short-term rental listings Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Seaside Retreat Cottages #1	1	1	\$64.6K	310	\$49.7K	61.3%	\$261.6
Seaside Retreat Cottages #2	1	1	\$55K	328	\$46.2K	61%	\$231
Seaside Retreat Cottages #3	1	1	\$57.6K	363	\$57.3K	58.4%	\$270.3
Seaside Retreat Cottages #4	1	1	\$54.3K	306	\$42.1K	57.8%	\$237.6
Modern 1BR Suite w/ Parking & Pool Walk to Beach	1	1	\$17.2K	292	\$16.7K	44.9%	\$208.9
Charming Beach Bungalow w/ Hot Tub & Pet-Friendly	1	1	\$48.8K	244	\$40.2K	59.6%	\$293.4
Ideal Location! Steps to Beach and Sand Wonderland	1	1	\$30.6K	363	\$30.5K	56%	\$166.9
Villa Al Golfo Pristine Waterfront Oasis	1	1	\$70K	275	\$51.8K	85.5%	\$220.5
Beach Retreat ★Epic Sunsets★ Your Paradise!	1	1	\$26.1K	358	\$25.7K	51.9%	\$189
Villa Al GolfoTre WaterfrontOasis openings Apr & May	1	1	\$63.3K	341	\$59.1K	77.4%	\$223.9
Luxury Beach Bungalow Walk to Dining & Sunset	1	1	\$70.1K	331	\$61.8K	73.7%	\$253.3
Luxury Beach Cottage Walk to Dining & Sunset	1	1	\$76.4K	301	\$59.2K	78.4%	\$250.9

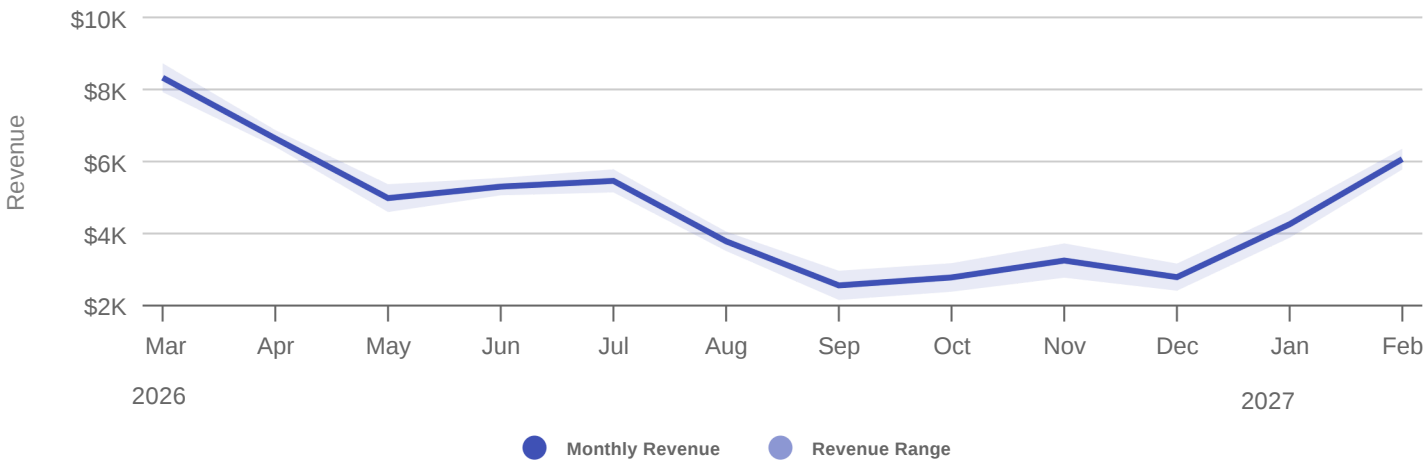
+ 3 additional listings in comp set



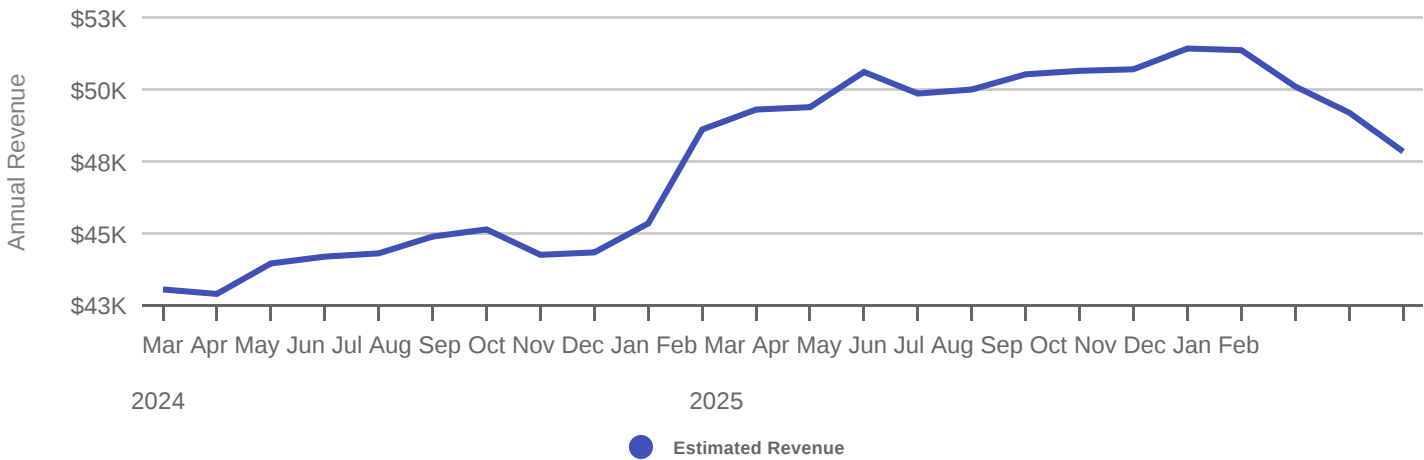
Comparable short-term rental amenities

 Air Conditioning	100%	 Parking	100%
 Dryer	87%	 Pool	53%
 Heating	100%	 Cable TV	27%
 Hot Tub	7%	 Washer	87%
 Kitchen	100%	 Wireless Internet	100%

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The Area

- 1 Barrier-island charm on Florida's Gulf
- 2 Three miles of sandy Gulf shoreline
- 3 Famous for sunsets and coastal beauty
- 4 Nature preserve with boardwalks
- 5 Family attractions: waterpark, and mini golf
- 6 Close to Clearwater and St. Petersburg
- 7 Historic coastal roots, rich local story
- 8 Small-town feel, short term rental allowance

Indian Rocks Beach (affectionately referred to as IRB), is a charming barrier-island city along Florida's Gulf Coast, blends small-town character with timeless vacation appeal. Incorporated in 1956, with a population of 3,673 (2020 census), IRB maintains a warm and personal feel. This community spans less than two square miles yet boasts nearly three miles of sandy Gulf shoreline and more than two dozen public beach access points. Visitors are drawn to IRB's tranquil beauty—sparkling sands, gentle surf, and unforgettable sunsets that capture the essence of Gulf Coast living. Beyond the beach, the Indian Rocks Beach Nature Preserve offers boardwalks through mangroves, a community garden, and a dog park, while nearby attractions like Splash Harbour Water Park, Smugglers Cove Adventure Golf, and the Seaside Seabird Sanctuary add family-friendly fun. Conveniently located between Clearwater and St. Petersburg, IRB balances relaxation with easy access to cultural and urban experiences. For property owners, a short-term rental market awaits—the city requires owners to register and abide by certain rules. [Buyer to verify short term rental requirements with the city.](#)



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