

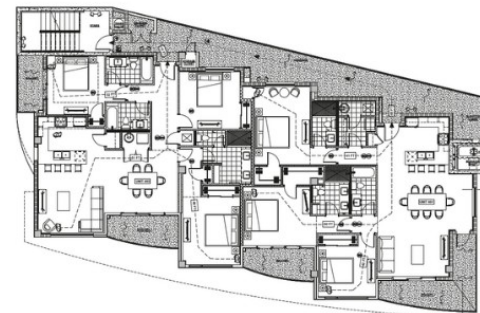
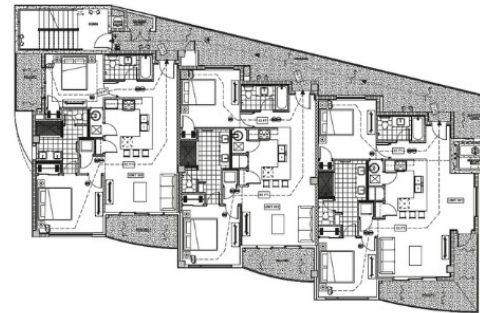
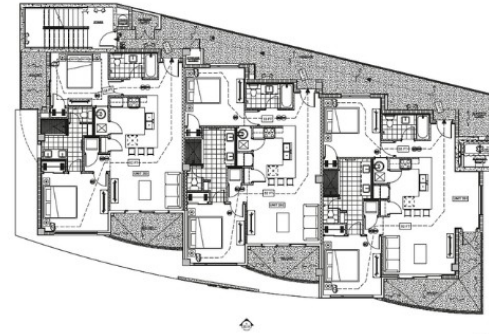
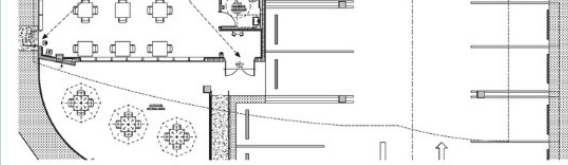


13495 GULF BLVD | MADEIRA BEACH

Exceptional, fully approved development opportunity at 13495 Gulf Blvd in Madeira Beach, ready for immediate construction of a boutique condo-hotel in a prime, high-demand coastal location. The project includes 8 residential units—six 2-bedroom units and two larger 3-bedroom units—each with dedicated parking, along with approximately 4,000 sq ft of commercial space featuring a ground-level restaurant and rooftop bar with Gulf views. Permitted for nightly rentals, this property offers strong short-term income potential and long-term value, plus added appeal with pet-friendly amenities. The site also allows for interim income opportunities, such as parking or an ice vending setup, while preparing for development.

PROPERTY AT A GLANCE

- Six 2-bedroom units
 - 973 SqFt, 995 SqFt, & 1039 SqFt
- Two 3-bedroom units
 - 1504 SqFt & 1525 SqFt
- 6 parking spots for 6 condo units
- Permitting and development order is for overnight rentals with commercial space



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