

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.

Current shops include:

Belleair Hideaway - A speakeasy-style wine bar & tapas room.

Salty & Chic – Woman's boutique .

Canopy – A specialty retailer.

Victoria's Parlour – Antiques and Persian rugs.

The Chalked Feather – repurposed custom painted furniture, gifts and home decor

Belleair Antiques – Antiques and refinished furniture.

The Beached Boat – Coastal-inspired furniture and home decor.

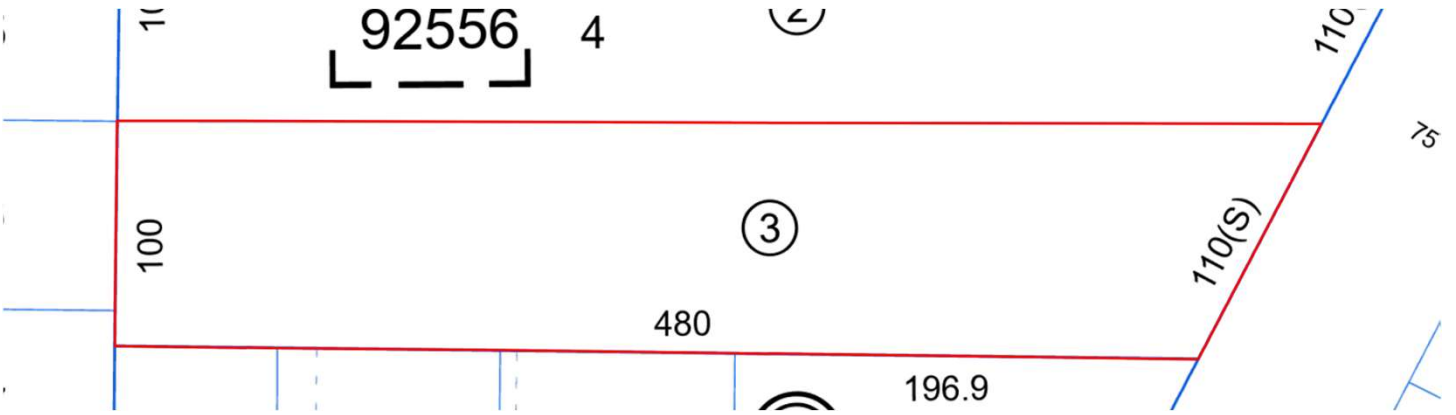
Illume Organic Apparel – Woman's boutique.

Property Summary



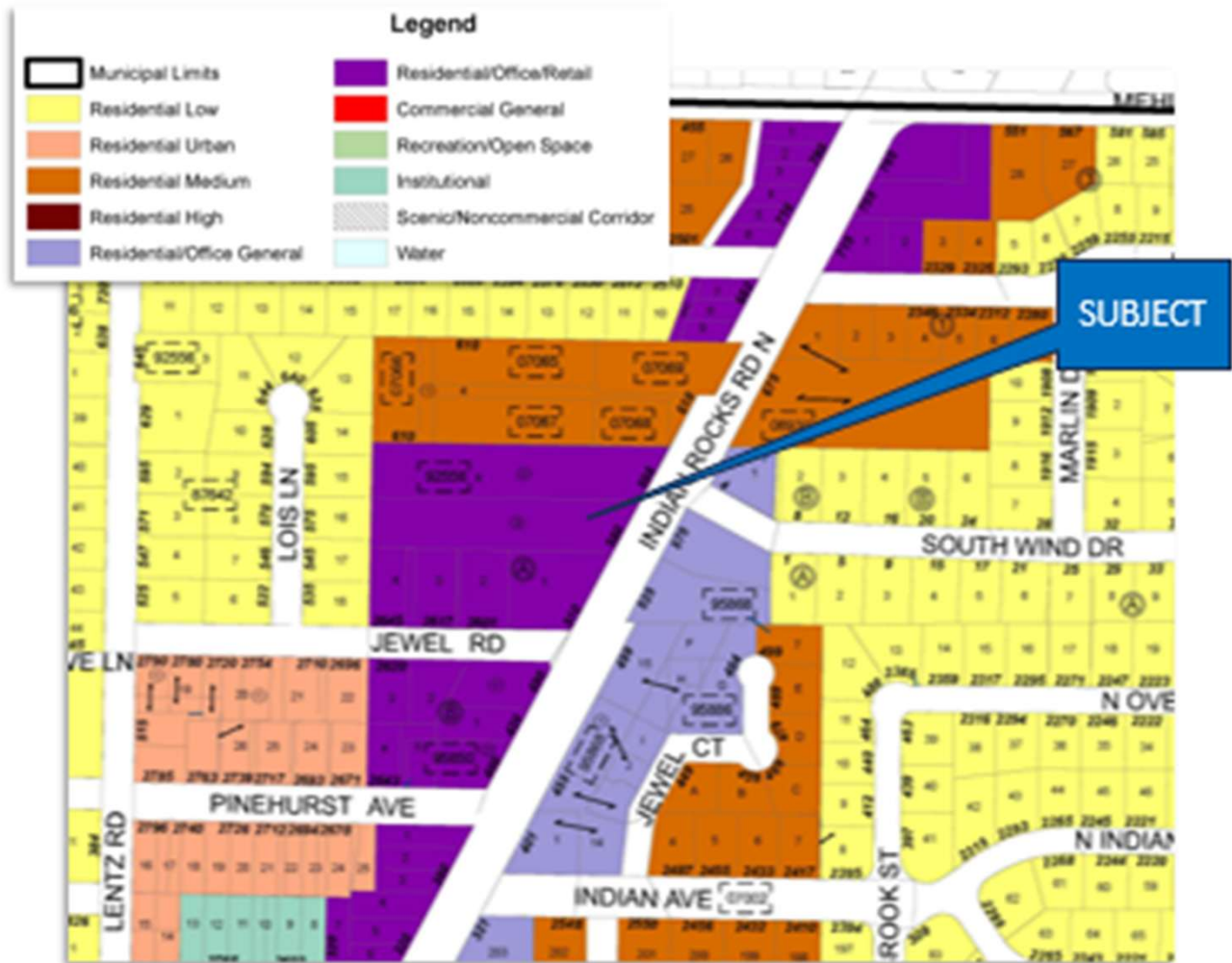
- The Property consists of a 1.09-acre site improved with six buildings having a total of 12,448 SF under roof.
- The location is well positioned to serve the affluent Belleair / Belleair Bluffs, and north Pinellas County beach communities.
- The buildings are all in serviceable condition. Some of the 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

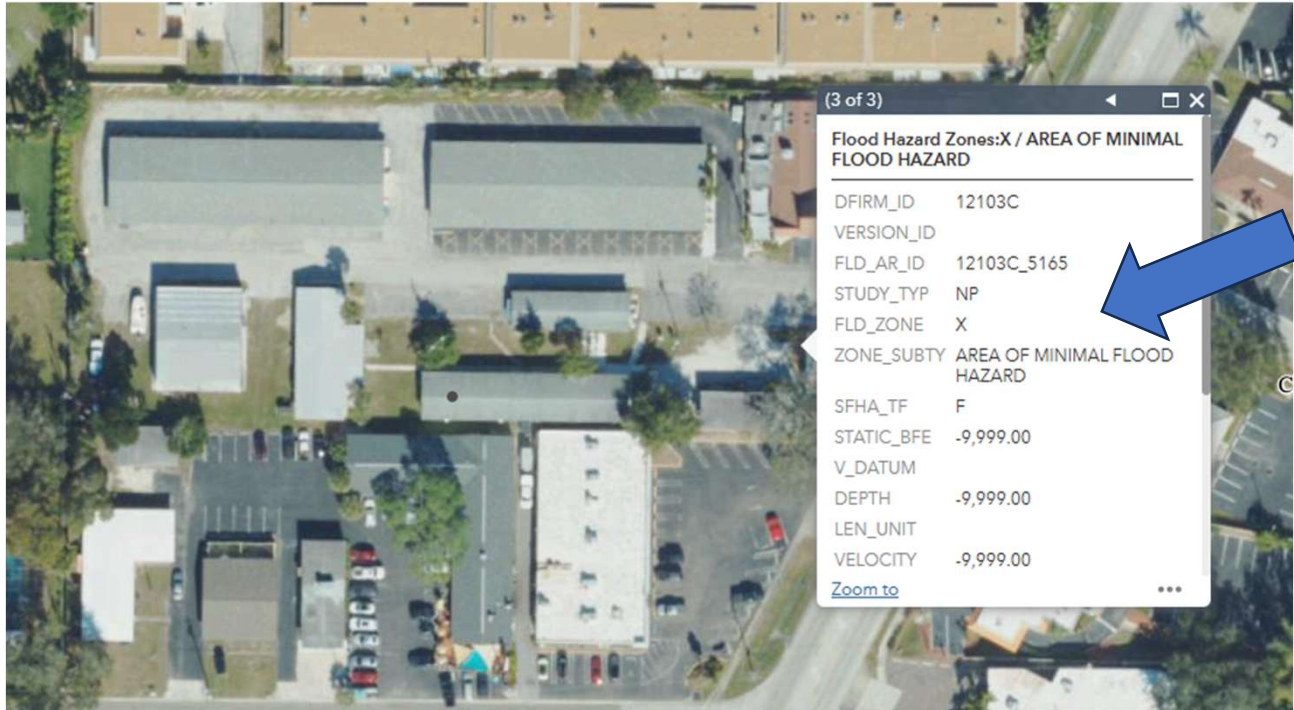


Zoning Designation

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 |
| 2027 | No | 0% | |
| 2026 | No | 0% | |
| 2025 | No | 0% | |

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).

| 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 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 | | | |

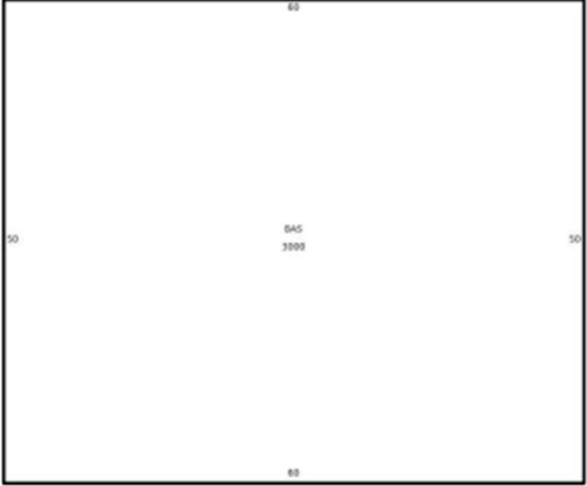
| 2025 Building 3 Structural Elements and Sub Area Information | | | | |
|--|-----------------------|----------------------|----------------|---------------|
| Structural Elements | | Sub Area | Heated Area SF | Gross Area SF |
| Foundation | Continuous Footing | Base (BAS) | 1,224 | 1,224 |
| Floor 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 |

Exterior Photos



Interior Photos



Aerial View of The Shops on The Alley



Value-Add 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 overall 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.

2025 actual NOI is \$102,000.

Tweaking the tenant mix, moving leases to a net basis (or at least cost-sharing) over time and repurposing some of the building spaces will significantly improve cash flow.

Now priced for sale - \$1,700,000

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