

# **\$575,000 - 1809 Gulf Boulevard C-1, INDIAN ROCKS BEACH**

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MLS® #TB8431432

**\$575,000**

2 Bedroom, 2.00 Bathroom, 878 sqft  
Residential on 0.20 Acres

CONDO DEL MAR CONDO CONDO, INDIAN ROCKS BEACH, FL

Sale is for 1 of 4 unit condo building in IRB. Del Mar Condos units all share a similar 2BED/2BATH floor plan, 878sqft each with an open kitchen concept, living room, dining area, in unit washer and dryer, and front covered balconies to enjoy sunset beach views. Enjoy Gulf sunset views from the third floor balconies. The condo units are operated as a successful STR business with no minimum rental restrictions which results in endless revenue potential for the next owner/operator. All units must be SOLD Together with all furnishings, bedding, indoor& outdoor furniture to operate STR. each unit has its own, VERY HARD TO FIND 2 car tandem garages with front and rear access roll up doors. All units have been renovated in the past to include granite countertops, solid real wood cabinets, newer appliances, newer hot water heaters, flooring, and interior Paint. DEL MAR CONDOMINIUMS sit strategically directly across street from 2 beach access points and walking distance to many venues and dining on IRB. After a long day on the beach, you can enjoy your time in the tropical oasis backyard gas heated pool and spa that is shared only between 4 units. This property is exempt from local STR ordinances changes impacting Pinellas county & IRB due to its zoning! Buyers inquire to learn more about zoning advantages. Current financials as of 7/2025



show \$27,200/month gross revenue avg. NOI of \$213K! 9% CAP RATE. Offered below replacement cost when factoring Land and today's construction cost to rebuild and furnish. This rare turn key opportunity to acquire Four (4) fee simple condominiums in one free standing building across the street from the sugary sands of IRB! Since all units are under the same ownership there are no monthly condo/HOA fees, nor assessments required! Due to 11ft elevation Flood insurance is a fraction of the cost compared to other properties in the area. Hazard insurance is grossly discounted due to all units having newer impact resistant windows and double pane sliding glass doors on all 4 balconies, and a Brand-new shingle roof installed in 9/2022. Over \$250K Capital investment improvements from ownership (list available) Property recently completed a clear Phase 1 condo study with no issues or assessments required. schedule an appointment and do not walk the property or speak to guest as this may disqualify you as a buyer. All information in this listing is for informational purposes and buyer(s)/buyer's agents are responsible for independently verifying any and all information.

Built in 1981

**Essential Information**

MLS® #	TB8431432
Price	\$575,000
Sold Price	\$575,000
Date Sold	October 10th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.20

Year Built	1981
Type	Residential
Sub-Type	Condominium
Status	Sold

### **Community Information**

Address	1809 Gulf Boulevard C-1
Area	Indian Rocks Bch/Belleair Bch/Indian Shores
Subdivision	CONDO DEL MAR CONDO CONDO
City	INDIAN ROCKS BEACH
County	Pinellas
State	FL
Zip Code	33785

### **Amenities**

# of Garages	2
View	Water
Has Pool	Yes

### **Interior**

Interior Features	Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan
Appliances	Convection Oven, Dishwasher, Disposal, Electric Water Heater, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	3
Furnished	Furnished

### **Exterior**

Exterior Features	Balcony, Outdoor Shower, Sliding Doors
Lot Description	Flood Insurance Required, FloodZone
Roof	Shingle
Foundation	Stilt/On Piling

### **Additional Information**

Date Listed	September 25th, 2025
Zoning	P1 AND MF

### **Listing Details**

Listing Office

LPT REALTY, LLC

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