

## DEVELOPMENT OPTIONS FOR 1860 WINSTAN AVE., ENGLEWOOD, FL

Buy both lots (#161 and #162) **\$469,900**. Build anything from a single family home, to a duplex, triplex, quad or a 5-unit building.

### ZONING

This property is zoned “residential multi-family, 10 units/acres” (RMF-10). This property is 23,537.9 sq. ft. (0.54 acres). In fact, there were 5 fishing cottages on this property that were built in the 1940’s and have since been removed due to their poor condition.

### THE WATERFRONT TOWNHOMES

My friend, Mr. Tim Krebs (architect) developed an ingenious plan for 5 waterfront townhomes. An artist’s rendering is available upon request. EACH UNIT consists of 1,808 sq. ft. of conditioned living space, a two car garage a roof top deck and an elevator. This copyrighted design is all concrete construction with impact glass and doors and totally **hurricane resistant**.

### COST ANALYSIS

A realistic cost to construct this 5-unit townhome building ranges between \$1.2 and \$1.3 million, or approximately \$240 to \$250K per unit. Add in land cost and the investment per unit would cost out at approximately \$350,000. A realistic sales price for impossible to find **NEW WATERFRONT** property like these townhomes would easily range from \$450K to \$490K each.

**New waterfront hurricane proof construction will sell like hot cakes!**

### A TRADE

If the Buyer is interested in purchasing the entire property and building our copyrighted townhome design, the Seller might be interested in trading the land for the southern end unit built to Seller’s realistic and reasonable specifications.

### FINANCING

Seller may consider financing to a well-qualified Buyer.

Call 941-769-0200 or email: [beezerandco@comcast.net](mailto:beezerandco@comcast.net)

### SEE SURVEY ON REVERSE SIDE.

*Note: Information herein deemed to be representative and accurate, but not guaranteed.*

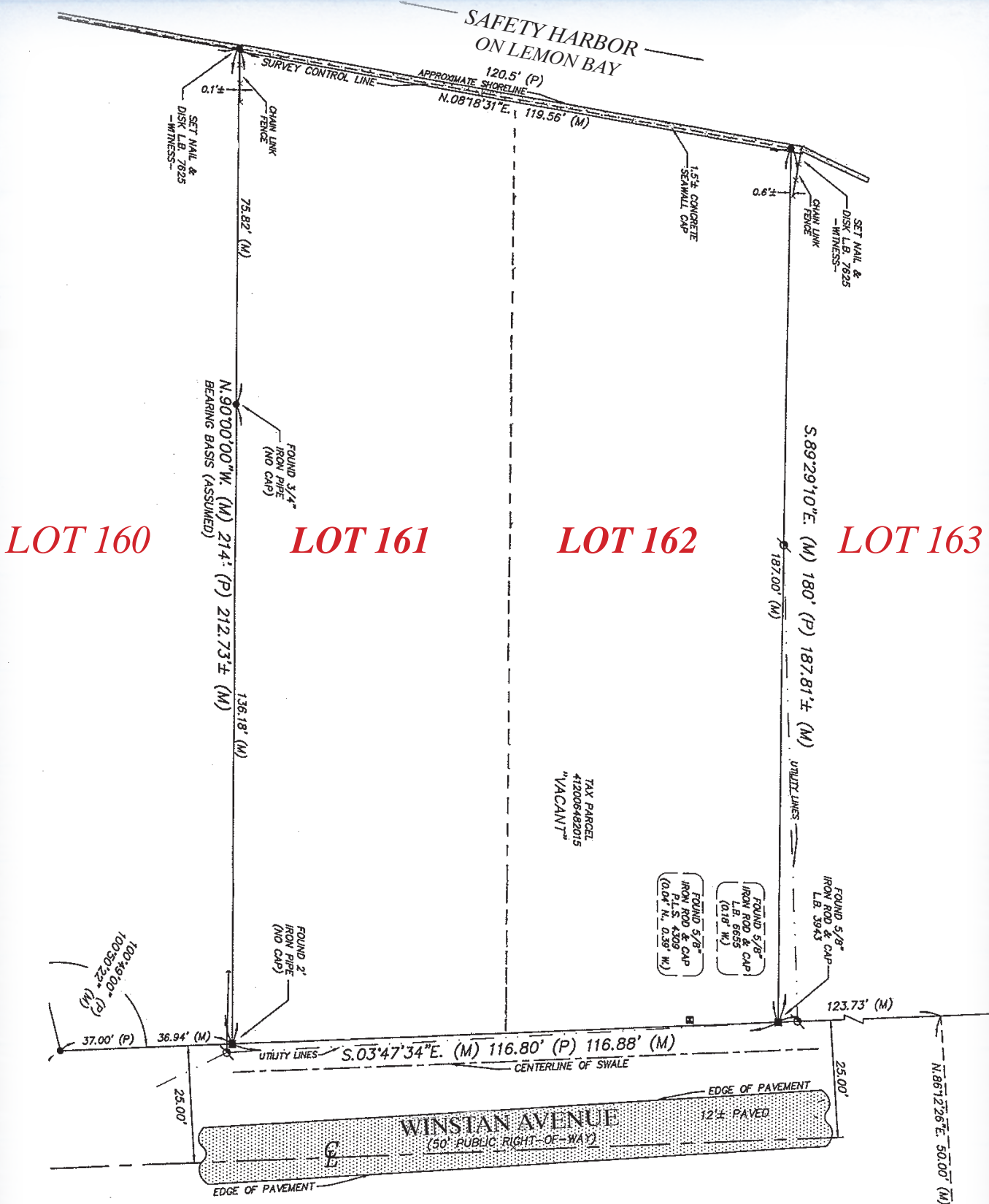
*Prospective buyers should verify the information to their own satisfaction. Some dimensions may be approximate.*

*Specifications, features and offers subject to change without notice, obligation or liability.*

*The townhome plan is a copywrited design and any use in whole or in part without permission is strictly prohibited.*

*SEE OWNER REGARDING THE USE OF THE PLAN.*

1860 Winstan Ave., Englewood, FL



1860 WINSTAN AVE., ENGLEWOOD, FL  
(See reverse side for additional information.)

Call 941-769-0200 for more information