



2407 N Roosevelt Blvd, Key West, FL 33040		121770 Commercial Active \$6,950,000	
		<i>Provided as a courtesy of</i> Barbara Anderson Barbara Anderson Realty PO BOX 1634 Key West, FL 33040 Mobile - (305) 896-8821 thekeywestlife@gmail.com http://ba-r.com	
			
Listing Board:	Key West Association	Range Pricing:	Limitd Reprsntation: No
As is Rght to Inspct:	Yes	For Sale/Lease:	For Sale
Bank Owned:		Species List:	Potential Short Sale: No
Off Shore Island:		Subdivision:	New Town - Unlisted (2.0)
County:	Monroe	Area:	03 - Key West
Side:	Bay/Gulf	Flood Zone:	
Add'l Parcel #1:		Add'l Parcel #2:	
Bldg Nbr:	0	Zoning:	PS - Public & Semi Public Services
Tax Year:	2014	Mile Marker:	2
Style:	Commercial	Lot Size:	
Waterfront:	Yes	Control Depth:	
Year Established:		# Parking Spaces:	20
# Stories:	2	Building Ht. Ft.:	25
Building SqFt:	14,456	SqFt Source:	D
Total Units:		Year Built:	1987
Full Baths:		Half Baths:	
Lot SqFt:		Business Name:	Walker Marina
		Off Street Parking:	
		Total # Buildings:	2
		Net Leasable Area:	
		Total Bedrooms:	
		Total Baths:	0
Sold Comments:	Sold Remarks:		
<p>Remarks - Consumer: A generational opportunity to develop a marina in the city limits of Key West. Walker Marina is currently an approved 79 slip marina located on US 1/N. Roosevelt Blvd. The property includes over 4.8 acres of uplands and bay bottom in the lagoon area with potential expansion area to add other auxiliary marina uses and affordable housing. The property contains two office buildings totaling over 14,400 SF, on-site parking and potentially 2 residential apartments. Formerly a waterfront restaurant that is still recognized for 205 seats for restaurant/ marina operator/ developers.</p> <p>Directions: On N. Roosevelt Blvd. at MM2, Gulfside</p> <p>Legal: KW Parcel of Land and Bay Bottom lying Nly of N. Roosevelt Blvd Alt#8890613 & Alt.#8890621</p>			
Deed Restrictions: Unknown License Info: Non Trans Rntl Lic Association Info: Mandatory Home Owners Asc: No; Association Fee \$: 0 Accounts & Meters: Sewer Rating; # Sewer Accounts: 1; # Water Meters; # Electric Meters Property Info: # Boat Slips; # Efficiencies; 1 Bed/Bath; 2 Bed/Bath; 3 Bed/Bath; Gross Annual Expense: 0; NOI: 0 Type: Marina		Waterfront: Gulf Front Waterview: Bay/Gulf View Dockage: Other Dockage Cooling/Heating: Central A/C Utilities: FKAA; Municipal Sewer	
		Construction: CBS; Frame; Other Construction Electric: Circuit Breakers Land Size: 2 Less Than 5 Acres Title: Negotiable Financial Status: Potential Short Sale: No	
List Price:	6,950,000		

Information is deemed to be reliable, but is not guaranteed. © 2017 MLS and FBS. Prepared by Barbara Anderson on Monday, January 30, 2017 5:57 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Photos for MLS # 121770

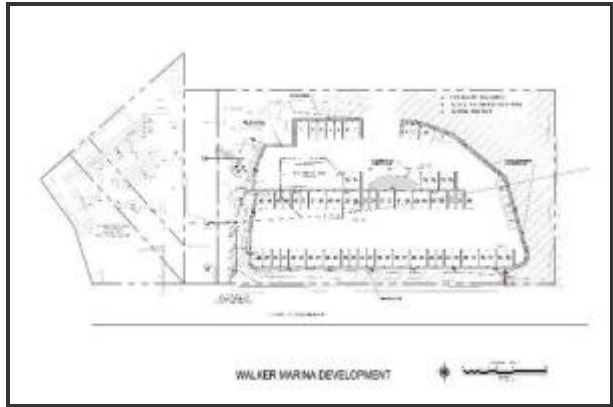
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Primary Photo



Additional Photo



Additional Photo



Additional Photo



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