FOR SALE OR LEASE | Turnkey Restaurant | 7863 Blind Pass Rd.



7863 Blind Pass Rd.
St. Pete Beach, Florida 33706



Blakemore Kearney
BKearney@Vectorrealty.com
727-455-5150

VECTOR COMMERCIAL REAL ESTATE

www.VectorRealty.com
125 5th Street South, Suite 201
Saint Petersburg, Florida 33701
727-823-1230

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Turnkey restaurant opportunity on St. Pete Beach. 7863 Blind Pass Road is the former home of Tuttorosso Pizzeria, a popular local restaurant that operated here for many years.

The 2,682 SF restaurant space is fully equipped, and all FF&E stays with the space: kitchen equipment, tables, chairs, plates and dishes. There's room for outdoor seating along the covered front walkway.

FOR SALE | $1,599,000

The property is a 5,095 SF single-story concrete block building on a 0.36-acre lot with 18 on-site parking spaces. Along with the restaurant space, there are two leased spaces: Sandcastle Realty (1,540 SF) and Abbott Flooring & Renovations (873 SF).

A restaurant owner can buy the building, run their own concept, and collect rent from the two existing tenants. An investor can lease the restaurant suite and grow the property's income. With the restaurant leased at $34/SF NNN, projected NOI is about $123,000.

- *All FF&E conveys with the sale*
- *Outdoor seating potential along the front walkway*
- *New roof (2025) and HVAC updates (2021, 2024)*

FOR LEASE | $34/SF NNN

The 2,682 SF restaurant space is also available for lease. It's fully equipped and ready for a new operator to open without a full build-out.

- *2,682 SF restaurant suite*
- *$34/SF NNN, ($7,599 per month in base rent)*
- *Estimated NNN: $4.10/SF ($916 per month in operating expenses)*
- *All FF&E included*
- *Outdoor seating area along the front walkway.*

PRICE / RATE

Sale Price: $1,599,000
Lease Rate: $34 PSF NNN

LOCATION

7863 Blind Pass Rd.
St. Pete Beach, FL 33706

SIZE

Building: 5,095 SF
Restaurant Space: 2,682 SF
Land: 0.36 AC

USE

Retail/Restaurant

For sale to an owner-user or investor
Restaurant space also available for lease

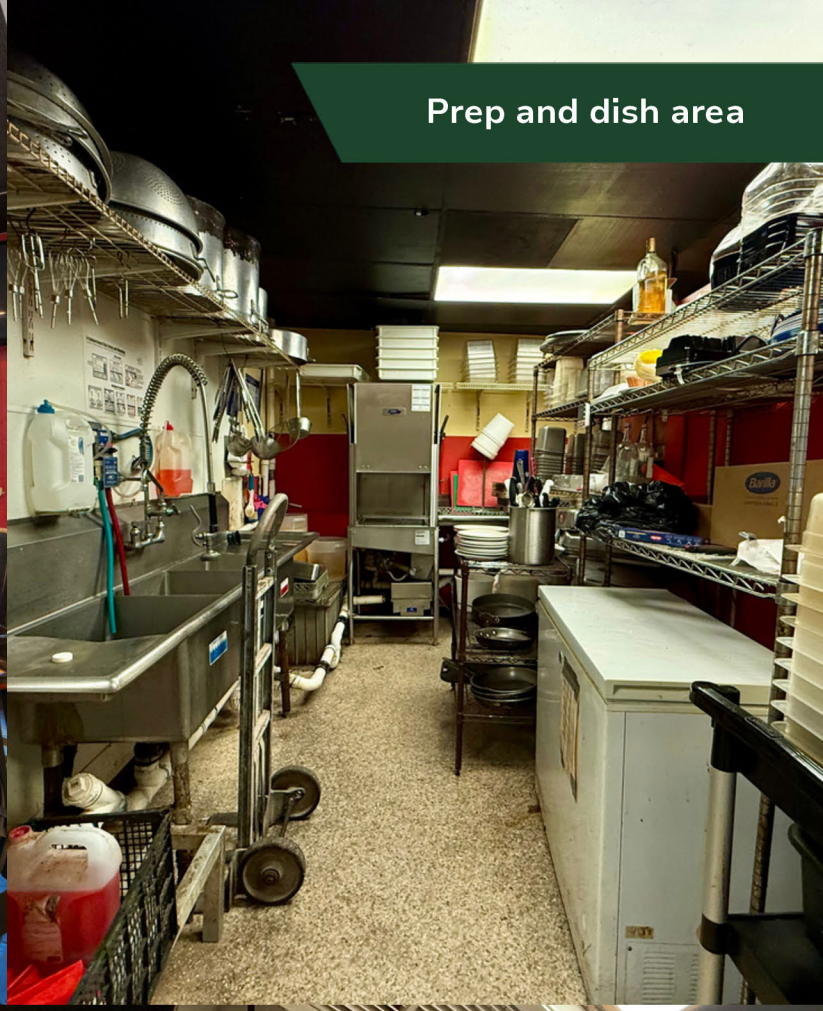
FEATURES

- Turnkey restaurant: kitchen equipment, tables, chairs, plates and dishes
- Outdoor seating potential along the covered front walkway
- New roof (2025) and HVAC updates (2021, 2024)
- 18 On-site parking spaces

Dining Room



Prep and dish area



Dining Room



Hood system, pizza ovens, griddle, range and fryer



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