

\$330,000 - 113 W 6th Avenue Unit 13, Gulf Shores

MLS® #353678

\$330,000

2 Bedroom, 2.00 Bathroom, 944 sqft
Residential on 0 Acres

Venetian Isle, Gulf Shores, AL

FOR COMP PURPOSES ONLY> Rare opportunity to own a short term rental in this quiet canal front complex with two parking spaces. There are only 4 units with transferable STR licenses on this street. This quaint complex is a 9 min walk (0.4 mi) to the beach and festivals. Conveniently located in the middle of all the action in Gulf Shores - Papa Roccos, Scoops Ice Cream, Original Oyster House, Waterville amusement park, The Hangout restaurant & entertainment venue, shops and more. There's a dock for a kayak too. Go Explore little lagoon! Owners allowed to have 2 pets and small boat and trailer on property. After Hurricane Sally repairs include: New Metal Roof, New siding, balcony spindles, paint, laundry room doors, drainage pavers with sump pump and landscaping, some pilings have also been reinforced. Will eventually complete all pilings capital project estimated at \$5000 special assessment in the future. New canal side double door, unit window panes and Kaba Lock installed by owner. Can be shown on turnarounds June 25th, 29th and July 5th, 16th. . Buyer must honor all Airbnb reservations on the books. Payout June 29 - Aug 13 is \$7752.43. Assume 15% cleaning fee, 3% Airbnb marketing and processing fee and 15%-20% management fee. \$45K+ potential annual gross earnings. Owner will be doing a 1031 exchange.

Built in 1982



Essential Information

MLS® #	353678
Price	\$330,000
Sold Price	\$310,000
Closed Date	2023-10-30
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	944
Acres	0.23
Year Built	1982
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	113 W 6th Avenue Unit 13
Area	Gulf Shores 1
Subdivision	Venetian Isle
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	Condo 2-Bdrms in Complex, Fishing, Landscaping
Utilities	Cable Available
Parking Spaces	2
Parking	Double Carport, Assigned, Covered
View	Canal
Is Waterfront	Yes
Waterfront	Canal Front

Interior

Interior	Laminate
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer

Heating	Central
Cooling	Central Electric (Cool), Coastal Green Air
# of Stories	2
Stories	Two

Exterior

Exterior	Wood Siding, Wood Frame
Roof	Metal
Construction	Resale
Foundation	Pilings

School Information

Elementary	Gulf Shores Elementary
Middle	Gulf Shores Middle
High	Gulf Shores High

Additional Information

HOA Fees	475
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Advantage Real Estate
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