

# \$600,000 - 22123 Bataan Avenue, Panama City Beach

MLS® #753242

## \$600,000

4 Bedroom, 3.00 Bathroom, 1,600 sqft  
Residential on 0 Acres

Kiska Beach, Panama City Beach, FL

Welcome to 22123 Bataan Avenue - Your Slice of Vintage Panama City Beach Paradise! [#127958](#); [#65039](#); offering 1600 sqft of Short Term Rental potential, currently styled as a duplex featuring a cozy 1-bedroom, 1-bath unit on the first floor and a spacious 3-bedroom, 1.5-bath unit on the second floor. With stunning Gulf views from the second floor, this family beach home of over 40 years beckons for a new chapter. Nestled on a quiet dead-end street, this gem awaits transformation into a single-family haven. The expansive lot will easily fit a pool to enhance your relaxation oasis. With great bones and the promise of magnificence through a refresh, this hidden gem embodies the vintage charm that is becoming increasingly rare in Panama City Beach. Imagine the potential - from tranquil family retreat to an income-generating machine with the right upgrades. The property, though sold 'as-is', holds immense value with the land alone valued at \$250-\$300K. Embrace the opportunity to create your dream coastal haven in this serene retreat. Grab your slice of Panama City Beach history before it's too late! Per Southern Vacation Rentals Annual rental revenue projected into the \$65K-\$75K range (depending on remodeled upgrades. All information provided about the property, including but not limited to square footage, is deemed reliable but is not guaranteed and should be independently verified. Property is sold 'as-is' without any guarantee or warranty by the seller. All



inspections are the responsibility of the purchaser. A recent sale on the same street has ARV in the low to mid \$900s. This is a great deal. Cash buyers or As-is rehab loans only.

Built in 1973

**Essential Information**

MLS® #	753242
Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Duplex
Style	Duplex
Status	Active

**Community Information**

Address	22123 Bataan Avenue
Area	03 - Bay County - Beach
Subdivision	Kiska Beach
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

**Amenities**

Utilities	Sewer Available, Water Available
View	Gulf

**Interior**

Heating	Central
Cooling	Central Air

# of Stories	2
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## Exterior

Roof	Shingle
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## School Information

Elementary	West Bay
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Middle	Surfside
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High	Arnold
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## Additional Information

Date Listed	February 22nd, 2024
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## Listing Details

Listing Office	CENTURY 21 Commander Realty
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