

# Gram's Place Hostel

3109 N OLA AVE, TAMPA, FL 33603



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
5020 W Linebaugh Ave, Ste. 100  
Tampa, FL 33624

*PRESENTED BY:*

**ALEX LUCKE, CCIM**  
Commercial Realtor  
O: 727.410.2896  
C: 727.410.2896  
AlexLucke@KWCommercial.com  
FL #SL3351552

# Disclaimer

3109 N OLA AVE, TAMPA, FL 33603

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tampa, FL in compliance with all applicable fair housing and equal opportunity laws.

*PRESENTED BY:*

**KW COMMERCIAL**

5020 W Linebaugh Ave, Ste. 100

Tampa, FL 33624

**ALEX LUCKE, CCIM**

Commercial Realtor  
O: 727.410.2896  
C: 727.410.2896  
AlexLucke@KWCommercial.com  
FL #SL3351552

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





# CONFIDENTIALITY AGREEMENT

**To: KW Commercial / Keller Williams Tampa Properties  
5020 West Linebaugh Ave. Suite 100  
Tampa, FL 33624**

**Attention: Alex Lucke, CCIM  
Direct: (727) 410-2896  
Email: AlexLucke@KWCommercial.com**

The undersigned PRINCIPAL and Principal's BROKER, if applicable (collectively, the "Principal") has been advised that Alex Lucke, CCIM / KW Commercial / Keller Williams Tampa Properties (the "Listing Agent") has been retained on an exclusive basis by the Owner with respect to the offering of Gram's Place Hostel – 3109 N Ola Ave, Tampa FL 33603 (the "Property"). On behalf of the Owner, Listing Agent may make an "Offering Memorandum" available to Principal upon execution of this Confidentiality Agreement (the "Agreement"). The Offering Memorandum is intended solely for Principal's own limited use in considering whether or not to pursue negotiations to acquire the Property. This is not an agreement to sell the Property, nor an offer of sale.

The Offering Memorandum has been prepared by the Listing Agent primarily from information supplied by the Owner or the Owner's agents or representatives. It does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither Listing Agent nor the Owner make any representation or warranty, express or implied, as to the adequacy, accuracy or completeness of the Offering Memorandum, and no legal liability is assumed or to be implied with respect thereto.

Principal agrees that the Offering Memorandum provided is confidential, that Principal will hold and treat it in the strictest of confidence, and that Principal will not disclose or permit to anyone else to disclose the information to any person, firm or entity, including the Owner without prior written authorization of the Listing Agent. The Principal agrees that if it, or its Representatives commits a breach of any of the provisions of this Agreement, the Owner or the Listing Agent shall have the right and remedy to institute proceedings to obtain immediate injunctive relief including damages to Owner or Listing Agent for any breach hereof.

Principal represents and warrants that it is not a broker or agent on behalf of any other party in conjunction with the potential purchase of the Property. Potential Purchaser acknowledges that it is not working with any other broker or agent other than the Co-Broker named below in connection with the property.

Owner expressly reserves the right in its sole discretion to reject any and all proposals or expressions of interest in the Property and to terminate discussions with the Principal or any other party at any time with or without prior notice or cause. Principal hereby agrees to return the original of the requested documentation to the Listing Agent within three days of demand by Owner or Listing Agent. Neither Principal, nor any party to which Principal may have provided such Offering Memorandum or any portion thereof, shall make or retain any copies thereof.

If in agreement with the foregoing, please return one original signed copy of this Agreement to Listing Agent per name and address/email shown above.

**ACCEPTED AND AGREED:**

**ACCEPTED AND AGREED:**

By: \_\_\_\_\_  
PRINCIPAL

By: \_\_\_\_\_  
Principal's BROKER (if applicable)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

GRAM'S PLACE HOSTEL

---

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

ABOUT GRAM'S PLACE

ADDITIONAL PHOTOS

PRIVATE ACCOMMODATIONS

DORM ACCOMMODATIONS

PROPERTY DETAILS

ZONING

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$689,000
<b>HEATED SF:</b>	1,906 SF
<b>TOTAL SF:</b>	3,978 SF
<b>LOT SIZE:</b>	0.14 Acres
<b>ZONING:</b>	PD/Bed & Breakfast/Youth Hostel
<b>MARKET:</b>	Tampa
<b>SUBMARKET:</b>	Tampa Heights
<b>YEAR BUILT:</b>	1938 & 1945

## PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to represent for sale Gram's Place Hostel located in Tampa, FL.

The listing includes 2 properties and the operating Bed & Breakfast Business:

3109 N Ola Ave, Tampa FL 33603 - 1,122 heated square feet - 2bed/1bath  
206 W Plymouth St, Tampa FL 33603 - 784 heated square feet - 3bed/3bath

Located on a corner lot, this property is Zoned PD/Bed & Breakfast/Youth Hostel and is suitable for Airbnb. Designated in an "Opportunity Zone", future Ownership can take advantage of tax incentives and growth.

Centrally located in the heart of Tampa:  
1.3 Miles to Armature Works & River Walk  
2.0 Miles to Downtown Tampa  
2.6 Miles to Amelia Arena  
2.6 Miles to Ybor City  
2.7 Miles to Sparkman's Wharf  
3.4 Miles to Raymond James Stadium  
3.8 Miles to South Howard Avenue

Video Link: [https://www.youtube.com/watch?v=ollaRyAz\\_Ho](https://www.youtube.com/watch?v=ollaRyAz_Ho)

**THE PRICE IS 'UNDISCLOSED' - OWNER TO REVIEW ALL OFFERS.**



## About Gram's Place



### OVERVIEW

Established in 1991 as Tampa's only Bed & Breakfast Hostel, Gram's Place is a spot for musical lovers and entertainers, international travelers, and those looking for a unique European-Style stay.

A quick Google search of "Hostels in Tampa" will lead you to the Gram's Place website, rated 4.6 stars with over 267 Google reviews. (<http://grams-inn-tampa.com>)

From their website, you can check out 8 unique room and bed offerings and select from private rooms to single bed/bunk accommodations.

Room prices start from \$35.00 per night + tax and go up to \$75.00 per night + tax. A full breakdown of the rooms can be found in this offering memorandum on the next page.

#### Amenities:

- Self-Service Kitchen
- On-Site Laundry
- Jacuzzi
- Open Lounge Area with Bar (BYOB)
- Internet / TV
- Roof Top Terrace

Future Ownership could add a beer and wine license if desired and approved by the City of Tampa.

Rentable ride-share scooters located across the street.

Plymouth Playground directly across the street.

Short distance to River Walk, Armature Works, Downtown, Sparkman's Wharf, Channelside, Amelia Arena, Ybor, South Howard, Raymond James Stadium, International Mall, and Tampa International Airport.



# Additional Photos





## Private Room Accommodations

### PRIVATE ROOMS

**The Folk Room** - This quaint private room with shared bath has a double bed with an in-room sink and TV. This bedroom is located directly off of the main indoor living area and kitchen. Sleeps one to two people. \$65.00 per night + tax.

**The Adventure Room** - This 8 foot by 8 foot room comes with an adjacent outdoor shower and toilet, with indoor facilities as well. This room has a bunk bed with double bed on the bottom and twin bed on top. With multiple skylights and windows, along with an in-room sink and TV, this room is great for kids or adults. Sleeps one to three people. \$65.00 per night + tax.

**The Blues Room** - This private room with en suite bathroom and TV can accommodate up to three guests with a double size bed and a twin size bed. Directly out of this bedroom is a common living area and kitchen. Out the front door of the living area is a large front porch and a uniquely quaint court yard including a fun fully functional outdoor kitchen! \$75.00 per night + tax.

**The Jazz Room** - This private room with en suite bathroom and TV can accommodate up to two guests with a queen size bed. Directly out of this bedroom is a common living area and kitchen. \$75.00 per night + tax.

**The Rock and Roll Room** - This private room with en suite bathroom and TV can accommodate up to two guests with a queen size bed. Directly out of this bedroom is a common living area and kitchen. \$75.00 per night + tax.





# Dorm Accommodations

## DORM ROOMS

**The Country Room** - This spunky all female dorm room has a bunk bed with two single beds and two additional beds with in-room sink. The shared full bathroom is directly off of the main indoor living area and kitchen. \$35.00 per person + tax, per night.

**The Train Room** - This co-ed dorm room is a simulated railroad sleeper car. It sleeps five people on single beds and has a shared adjoining bathroom and also an in-room dorm sink. This room has access to the outdoor kitchen and adjacent courtyard. \$35.00 per person + tax, per night.

**The Lil Amsterdam Room** - This bohemian co-ed dorm room nestled up high in the trees tops sleeps six people on the single twin size beds with a shared bathroom. This room has access to outdoor the outdoor kitchen and adjacent courtyard. \$35.00 per person + tax, per night.

## TOTAL ROOM / BED COUNT:

Private Rooms: 5

Dorm Rooms: 3

Sleeps up to: 12 (Private) + 15 (Dorm) = 27



# Property Details

## SALE PRICE

**\$689,000**

## LOCATION INFORMATION

Building Name	Gram's Place Hostel
Street Address	3109 N Ola Ave
City, State, Zip	Tampa, FL 33603
County/Township	Hillsborough
Market	Tampa
Submarket	Tampa Heights
Cross Streets	Ola Ave & Plymouth St

## BUILDING INFORMATION

Heated SF Total SF	1,906 SF
	3,978 SF
Price / SF	N/A
Age	1938 & 1945
Roof	Metal
Number Of Buildings	2

## PROPERTY DETAILS

Property Type	Hospitality
Property Subtype	Bed & Breakfast
Zoning	PD/Bed & Breakfast/Youth Hostel
Lot Size	0.14 Acres
Submarket	Tampa Heights
Private Rooms	5
Dorm Rooms	2
Sleeps A Total Of	27



ORDINANCE NO. 2007-60

AN ORDINANCE REZONING PROPERTY IN THE GENERAL VICINITY OF 3109 NORTH OLA AVENUE AND 206 WEST PLYMOUTH STREET, IN THE CITY OF TAMPA, FLORIDA, AND MORE PARTICULARLY DESCRIBED IN SECTION 1, FROM ZONING DISTRICT CLASSIFICATION(S) RS-50 (RESIDENTIAL SINGLE-FAMILY) TO PD (PLANNED DEVELOPMENT, BED AND BREAKFAST/YOUTH HOSTEL); PROVIDING AN EFFECTIVE DATE.

WHEREAS, a public hearing as required by law was held in City Council Chambers, Third Floor, City Hall, 315 East Kennedy Boulevard, in the City of Tampa, Florida, relating to the rezoning of the real estate described in Section 1 of this ordinance under the terms and provisions of Chapter 27, City of Tampa Code.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA:

Section 1. That the Zoning District Classification upon the following described real estate, situate, lying and being in the City of Tampa, County of Hillsborough and State of Florida, more particularly described as follows:

LEGAL DESCRIPTION: (Attached hereto and made a part hereof as Exhibit A),

which is presently zoned RS-50 (residential single-family) under City of Tampa Code Chapter 27, be changed to ZONING DISTRICT CLASSIFICATION PD (planned development, bed and breakfast/youth hostel), as provided for in Chapter 27, City of Tampa Code, and that the zoning map be amended to reflect said change on the above-described legal description and all information shown thereof shall be as much a part of this ordinance as if such information set forth on said zoning map of the City of Tampa was all fully described and set out herein.

Section 2. That said Zoning District Classification is hereby amended and to be controlled by a site development plan dated 02/03/07, a copy of which is attached hereto and by reference made a part hereof as Exhibit B.

Section 3. That approval of this rezoning shall not release the Petitioner/Owner from meeting the requirements of the City of Tampa's Concurrency Management System Ordinance at the time of actual permitting and development of the rezoned site.

Section 4. That the approval of said rezoning shall not release the Petitioner/Owner from meeting all other applicable sections of the City of Tampa Code, as such sections relate to the actual permitting and development of the rezoned site.

1 Section 5. That all ordinances in conflict herewith are repealed to the  
2 extent of any conflict.

3  
4 Section 6. That if any part of this ordinance shall be declared  
5 unconstitutional or invalid by a court of competent jurisdiction, the remaining  
6 provisions shall remain in full force and effect.

7  
8 Section 7. That this ordinance shall take effect immediately upon  
9 becoming a law.

10  
11 PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY  
12 OF TAMPA, FLORIDA ON MAR 0 1 2007.

13  
14  
15 ATTEST:

16  
17   
18  
19 CHAIRMAN/CHAIRMAN PRO-TEM,  
20 CITY COUNCIL

21  
22   
23  
24 CITY CLERK/~~DEPUTY CITY CLERK~~

25  
26 APPROVED by me on MAR 0 2 2007

27  
28 PREPARED BY AND APPROVED  
29 AS TO LEGAL SUFFICIENCY:

30  
31   
32  
33 PAM IORIO, MAYOR

34  
35 E/S  
36 DONNA WYSONG  
37 ASSISTANT CITY ATTORNEY

38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
Z06-142



# Petition to Rezone

City of Tampa  
Land Development  
Coordination  
306 East Jackson Street, 3E  
Tampa, FL 33602  
(813) 274-8405 or 8403  
(813) 274-7706 fax



**Legal Description (use separate sheet if needed) - MUST BE TYPED & DO NOT ABBREVIATE :**

The west 1/2 of Lot 2, Block 3, REVISED MAP OF DEVON PARK, according to the plat thereof, as recorded in plat book 4, Page 64, of the public records of Hillsborough County.

**TOGETHER WITH**

The east 1/2 of Lot 2, Block 3, REVISED MAP OF DEVON PARK, as recorded in Plat Book 4, Page 64, of the public records of Hillsborough County.

City of Tampa  
Right of Way & Mapping Section  
**LEGAL DESCRIPTION APPROVED**

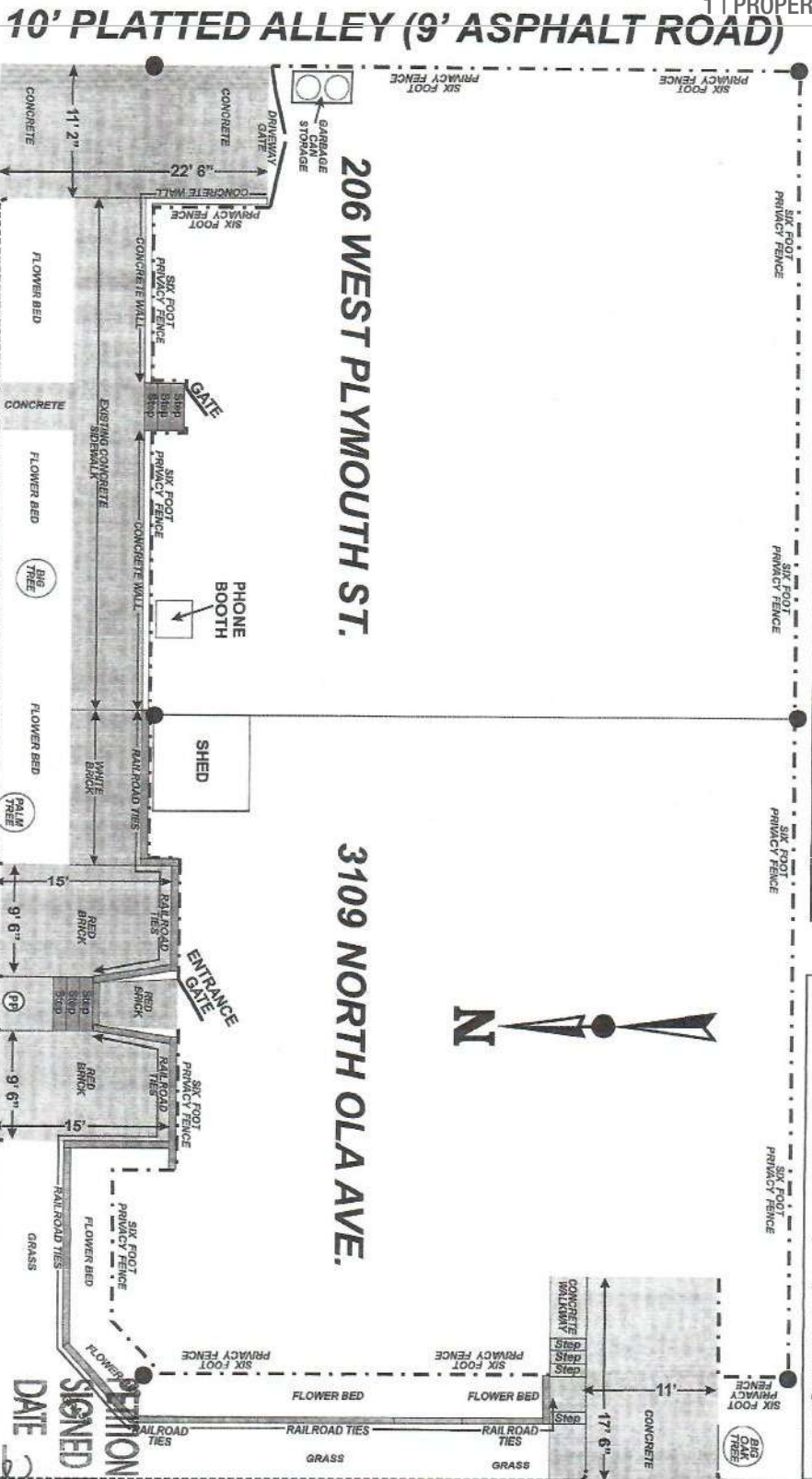
Date: 10-24-06 File No. 306-142

Atlas: 6-12 By: [Signature]

**EXHIBIT "A"**

**TYPE OF REZONING REQUESTED.**  
 RS-50 to PD Bring Existing use into compliance  
 (Indicate PROPOSED ZONING DISTRICT and reason for request)

**NOTES:**  
 1) Petitioner will comply with Chap. 22, streets and sidewalks  
 2) Petitioner will maintain vegetation in the right of way at a maximum height of 2.5 feet.



**WEST PLYMOUTH ST.**

**3109 NORTH OLA AVE.**

**LEGAL DESCRIPTION**

The west 1/2 of Lot 2, Block 3, REVISED MAP OF DEVON PARK, according to the plat thereof, as recorded in plat book 4, Page 64, of the public records of Hillsborough County AND/  
 The east 1/2 of Lot 2, Block 3, DEVON PARK Revised, as recorded in plat Book 4, Page 64, of the public records of Hillsborough County

**WAIVERS REQUESTED ARE:**

- 1) 6' high fence waiver requested for the front porches of Plymouth St. and Ola Ave.
- 2) A waiver to maneuver in the right of way.
- 3) A waiver to reduce the number of parking stalls from 10 to 0.
- 4) If the structures are destroyed in excess of 75% of the assessed value, the redevelopment will require review by the City Council and the existing which complies with Section 277.394(1)(c), Public Notice Requirements, as amended.

CASE NO. **Z-06142** DATE: \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

CITY COUNCIL CHAIRMAN \_\_\_\_\_  
 CITY CLERK *Spencer Day-Prender*  
 DEVELOPMENT COORDINATION MANAGER \_\_\_\_\_

**GRAM'S PLACE Compliance rezoning request**  
 Mark Holland, Owner

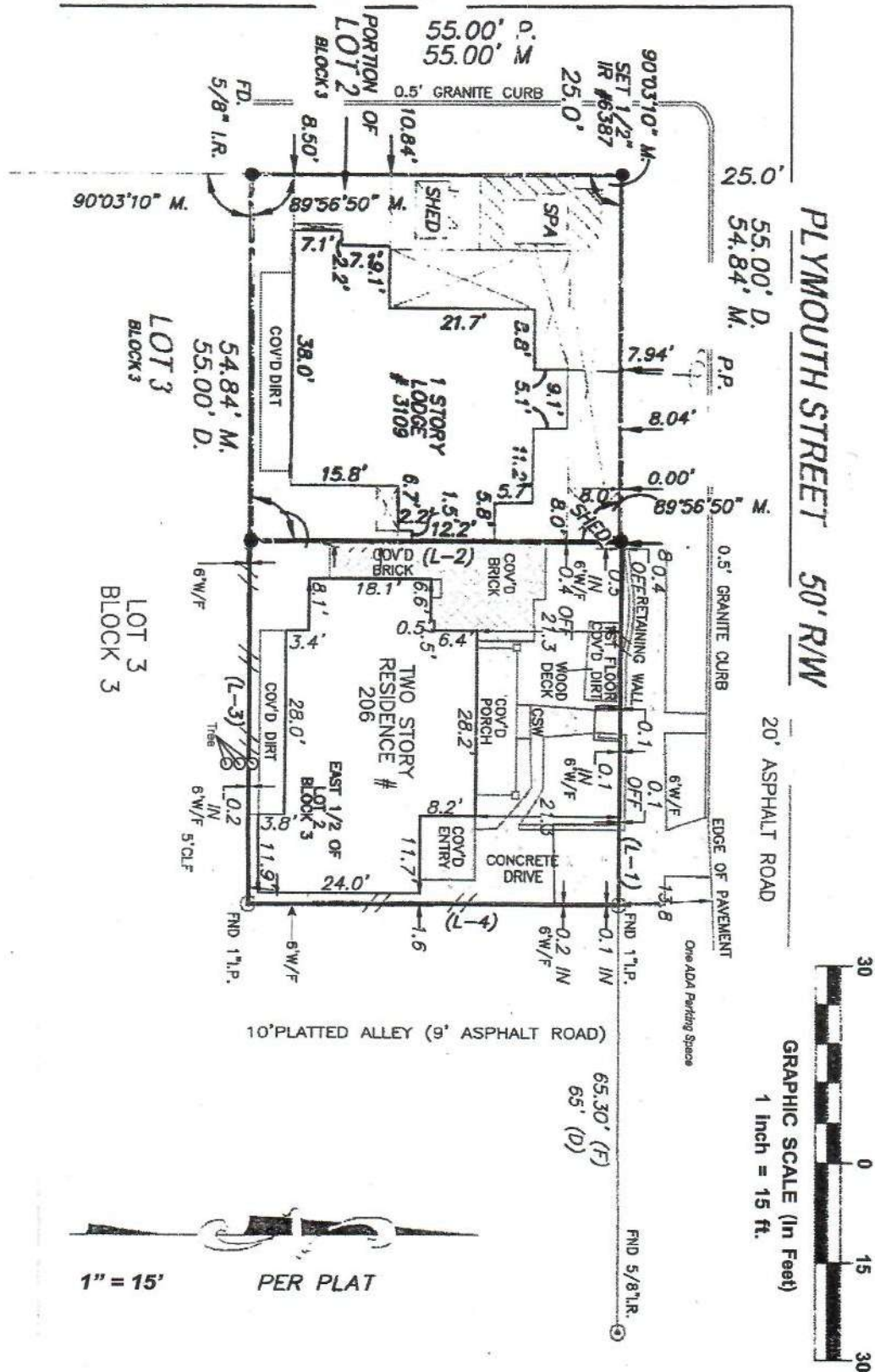
**LOCATION MAP**

Tampa St.	Columbus Dr.
Martin Luther King Jr. Blvd.	Plymouth St.
	Ola Ave.
	Morris Blvd.





**NORTH OLA AVENUE (FIELD)  
OLA AVENUE (PLAT) 25' R/W PER PLAT**



GRAM'S PLACE HOSTEL

---

# LOCATION INFORMATION

# 2

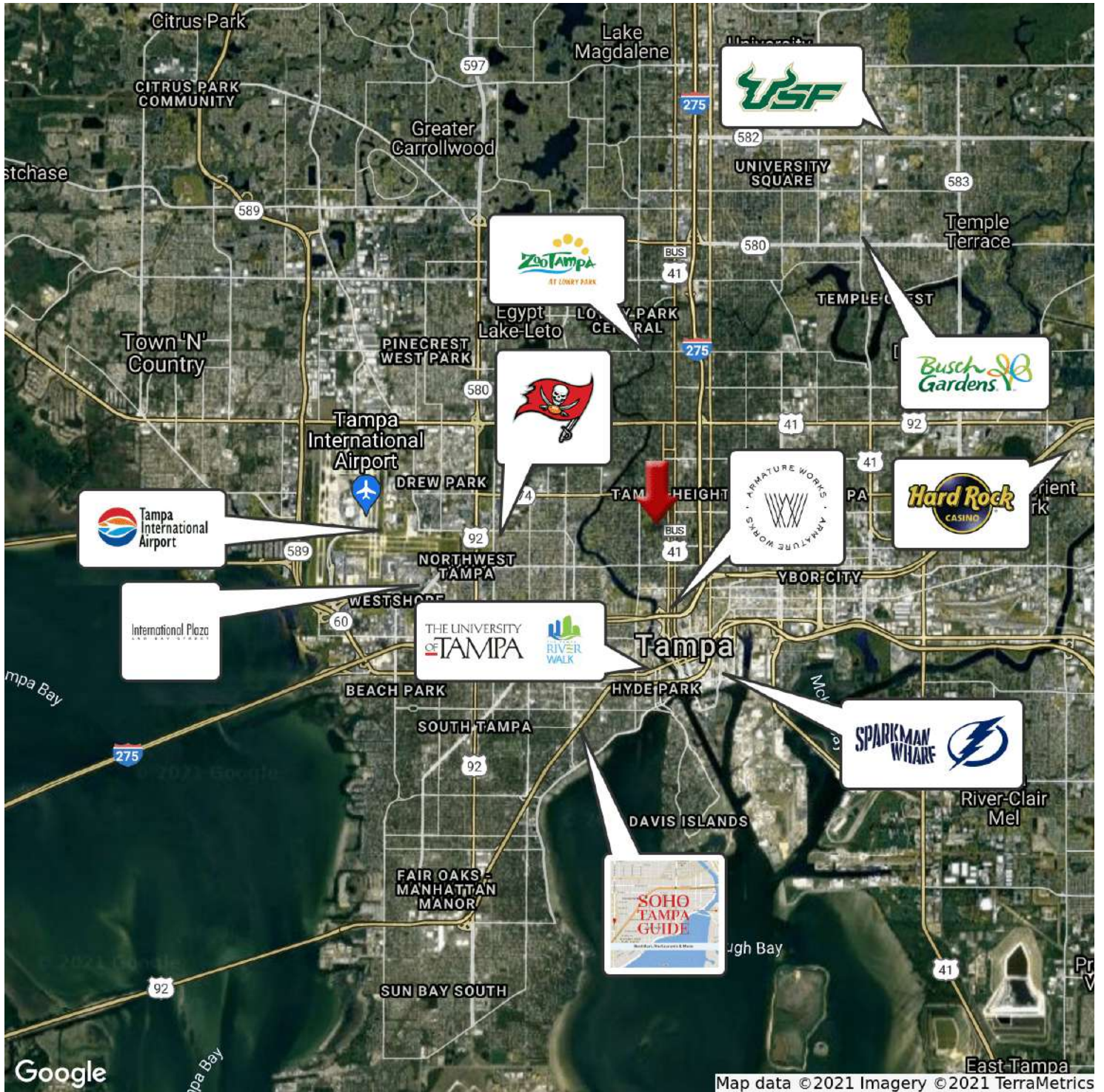
RETAILER MAP

REGIONAL MAP

AERIAL MAP

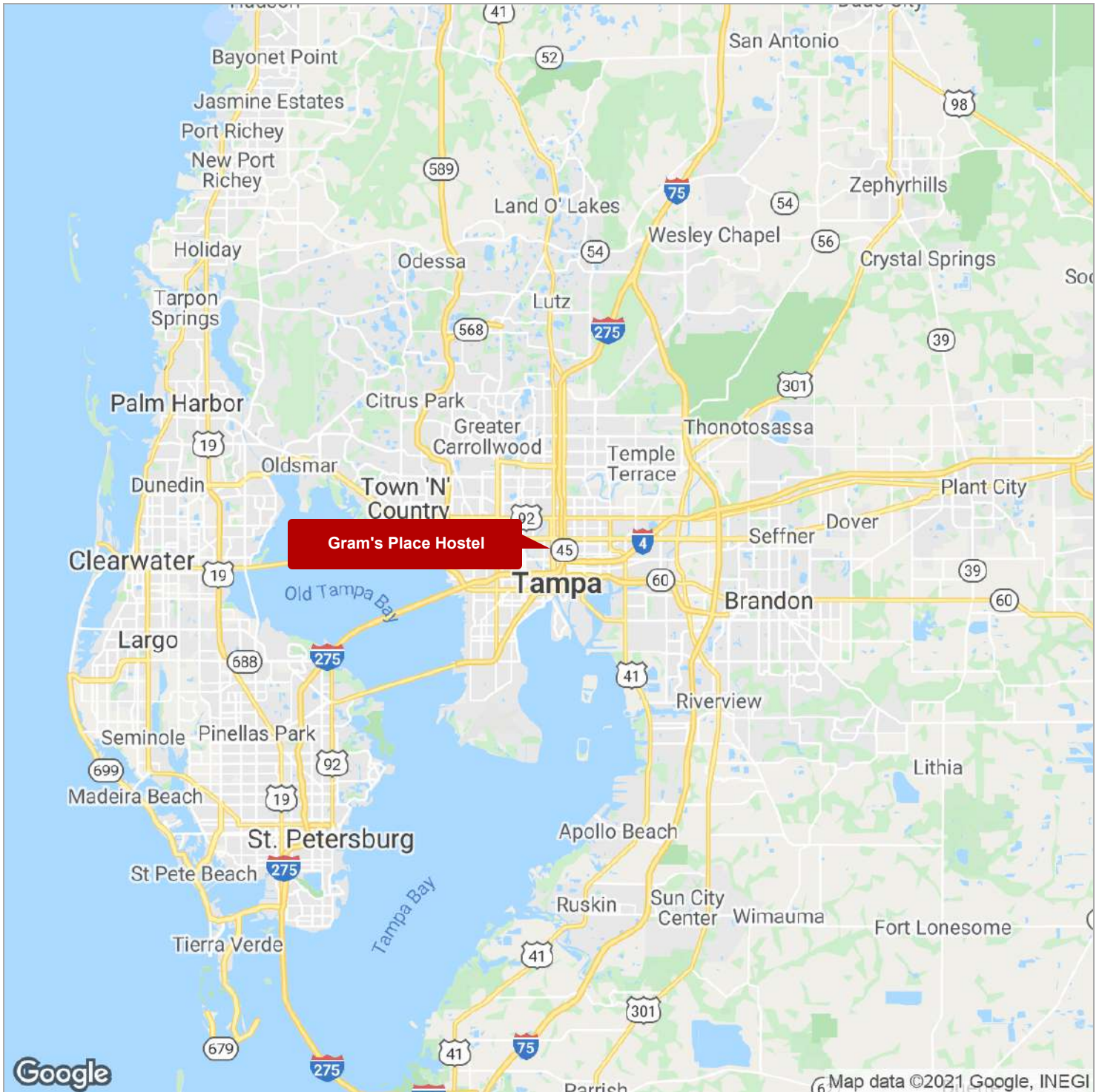


# Retailer Map





# Regional Map





# Aerial Map



GRAM'S PLACE HOSTEL

---

# DEMOGRAPHICS

# 3

5 MILE RADIUS DEMOGRAPHICS



## 5 Mile Radius Demographics

Gram's Place (5 miles)  
 Gram's Place  
 Ring of 5 miles

Prepared by Esri  
 Latitude: 27.97319  
 Longitude: -82.46328

### KEY FACTS

**283,165**

Population



Average Household Size

**37.5**

Median Age

**\$49,975**

Median Household Income

### EDUCATION

**15%**

No High School Diploma



**28%**

High School Graduate



**23%**

Some College



**33%**

Bachelor's/Grad/rof Degree

### BUSINESS



**21,383**

Total Businesses



**245,431**

Total Employees

### EMPLOYMENT



White Collar

**67%**



Blue Collar

**19%**



Services

**14%**



Unemployment Rate

### INCOME



**\$49,975**

Median Household Income



**\$32,855**

Per Capita Income



**\$44,593**

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (17.4%)

The smallest group: \$150,000 - \$199,999 (3.7%)

Indicator ▲	Value	Diff	
<\$15,000	15.8%	+5.5%	
\$15,000 - \$24,999	10.6%	+2.8%	
\$25,000 - \$34,999	10.8%	+1.6%	
\$35,000 - \$49,999	12.8%	+0.1%	
\$50,000 - \$74,999	17.4%	-1.8%	
\$75,000 - \$99,999	9.9%	-2.5%	
\$100,000 - \$149,999	11.3%	-3.7%	
\$150,000 - \$199,999	3.7%	-1.9%	
\$200,000+	7.7%	-0.1%	

Bars show deviation from Hillsborough County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2021, 2026.

© 2021 Esri

Source: This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

GRAM'S PLACE HOSTEL

---

**ADVISOR BIOS**

**4**

ALEX LUCKE, CCIM



## Alex Lucke, CCIM



### ALEX LUCKE, CCIM

Commercial Realtor

AlexLucke@KWCommercial.com

Direct: 727.410.2896 | Cell: 727.410.2896

FL #SL3351552

### PROFESSIONAL BACKGROUND

Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. Alex holds his license with KW Commercial, one of the most recognizable and accomplished real estate companies in the Country. As an associate, he represents Buyers, Sellers, Landlords and Tenants in all facets of commercial real estate.

A graduate from the University of Florida and native Florida resident, Alex is constantly reading up on Florida real estate trends and market analysis. Dedicated to his craft, he achieved the CCIM Designation in 2020 which is held by less than 10% of commercial practitioners nationwide. Past clients include FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies and many other local end-user and investment groups. Combined with skilled negotiation and a trained knowledge of financial analysis, Alex looks forward to delivering the best service to his clients.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. Together they enjoy spending time with family and friends and with their Dachshund, Teddy. They are both avid golfers and enjoy watching football and ice hockey.

### EDUCATION

B.S. University of Florida  
Clearwater Central Catholic

### MEMBERSHIPS

KW Commercial, CCIM, Florida Gulfcoast Commercial Association of Realtors, Greater Tampa Association of Realtors, National Association of Realtors, Costar Suite, Loopnet Premium, Crexii, MLS, Catalyst

#### NW Tampa

5020 W Linebaugh Ave, Ste. 100  
Tampa, FL 33624  
813.264.7754

