



1296 W BEACH BLVD

GULF SHORES, ALABAMA

2 BEDROOMS | 2 BATHROOMS | FULLY FURNISHED

Across from the Gulf with public beach access just steps away

[VIEW LOCATION ON GOOGLE MAPS](#)

Haleigh Granja, REALTOR | eXp Realty

BEACH-ACCESS OPPORTUNITY



PROPERTY HIGHLIGHTS

- Directly across from the Gulf
- Public beach access across the street
- Sold fully furnished and as-is
- Large bedroom offers flexible use potential
- Convenient to Gulf Shores dining and attractions

VALUE-ADD POTENTIAL

One bedroom is exceptionally spacious and may offer the potential to be reconfigured into two sleeping areas, creating a possible third bedroom and increasing guest capacity. Any modification is subject to professional evaluation, permits and governmental approvals.

THE OPPORTUNITY

Discover coastal potential at 1296 W Beach Boulevard. This furnished 2-bedroom, 2-bath home places the Gulf and public beach access just steps away. The property offers an exciting opportunity for a personal retreat, second home or potential investment. Exterior improvements are needed, including work to the side decking, giving a buyer with vision the chance to renovate, customize and add value in a highly desirable Gulf Shores location.

MOTIVATED SELLER - ALL REASONABLE OFFERS WILL BE CONSIDERED

LOCAL RENTAL BENCHMARKS

Illustrative Gulf Shores market averages by bedroom count - not a property-specific projection

CURRENT 2-BEDROOM LAYOUT

\$55,327

average annual gross revenue

Market benchmark; includes cleaning fees

POTENTIAL 3-BEDROOM LAYOUT

\$74,238

average annual gross revenue

Market benchmark; includes cleaning fees

ILLUSTRATIVE BEDROOM-COUNT DIFFERENCE

+\$18,911 per year | approximately 34%

WHAT CAN AFFECT PERFORMANCE

- Property condition, finish quality and completion of exterior improvements
- Approved sleeping capacity, bedroom configuration and guest amenities
- Nightly pricing, occupancy, seasonality, owner use and marketing strategy
- Management fees, platform fees, utilities, insurance, maintenance and taxes

IMPORTANT NOTICE

Figures are third-party, market-wide gross-revenue benchmarks and are not a guarantee, appraisal or forecast for this property. They do not represent net income and do not deduct expenses. Buyer and buyer's agent must independently verify rental eligibility, permits, occupancy limits, projected revenue, expenses and all information deemed important.

MARKET DATA SOURCES - CLICK TO OPEN

[Gulf Shores revenue by bedroom count - The Short Term Shop \(AirDNA 2025 data\)](#)

[Gulf Shores market overview - AirDNA](#)

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Contact the listing agent for showing instructions, disclosures and additional information.