

# FAQs

3350 Tyrone Blvd., St. Petersburg, FL 33710

---

**Q: What makes this property stand out?**

A: Opportunities to purchase a mid-sized free-standing building anywhere in South Pinellas have been rare in the past few years. Getting one close to the Tyrone shopping district, with 146 feet of frontage, is a bonus. In addition, the property is close to award-winning beaches, but not located in a Flood Zone. CCS-1 zoning allows for a variety of uses.

**Q: What about the building itself?**

A: The building is 5,654 square feet and was built in 1996. There is a second, free-standing small storage room at the southwest corner of the property that is not included in the square footage. The main building offers 16' clear height, 240-volt, 600-amp power capacity, a 10x14-foot overhead door for deliveries and such. It's got a security system, fire alarm system, private office, breakroom, new restrooms, and plenty of parking with exterior lighting.

**Q: How was the property used previously?**

A: It was a Meineke Car Care Center about 10 years ago, which featured 5 drive-in bays. After renovations, only one roll-up door remains. The property received a clean environmental report in 2015. The previous user was a paddleboard and kayak shop that relocated in 2020.

**Q: What else should prospective buyers know about this opportunity?**

A: It's move-in ready. Landscaping is a minimal cost (\$150 monthly). The property is fenced, and the roof was replaced in 2016, according to county records. There is a well-positioned illuminated sign and prospective buyers will note the beautiful murals.

**Q: When will the property be available for a new owner to occupy?**

A: The property will be delivered vacant at closing. The existing business will relocate.