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TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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4181 N 116TH TERRACE

CLEARWATER FL 33762 | FOR SALE

INDUSTRIAL/MANUFACTURING

Prime Pinellas Park Location

• 8,280 SF BUILDING •

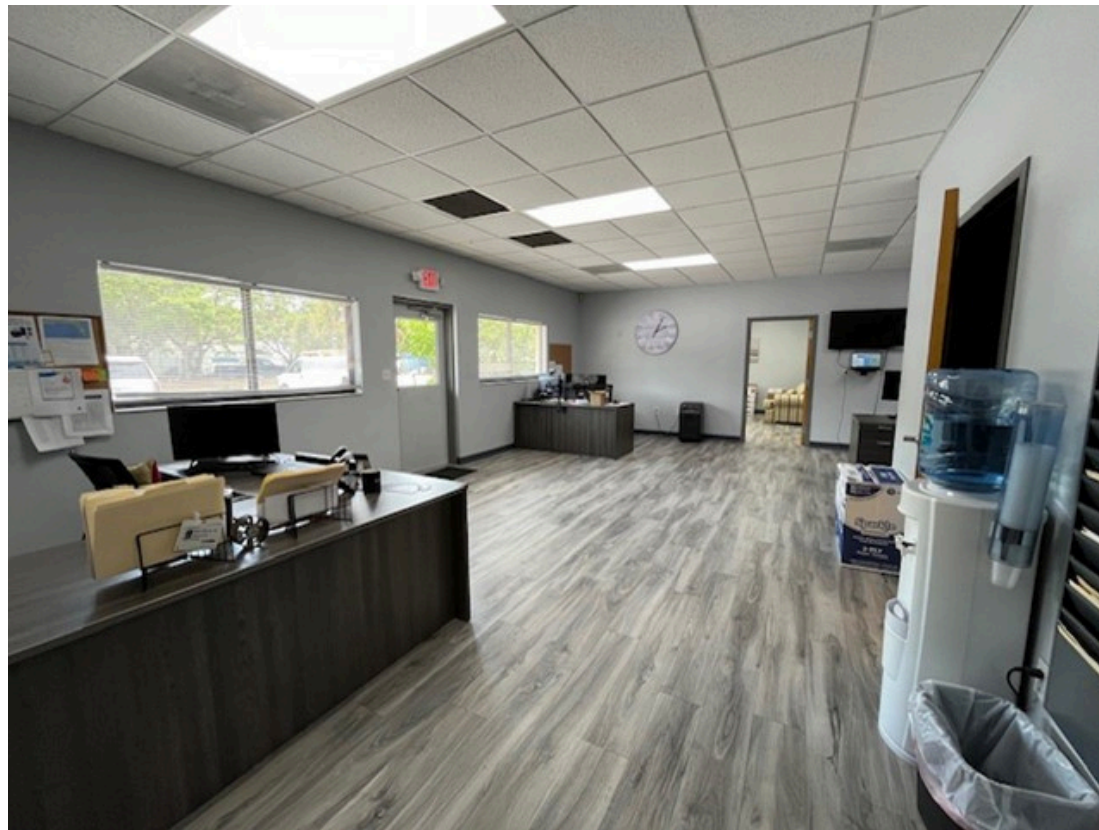
0.45 ACRE LOT | ZONED M-1



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

INVESTMENT OPPORTUNITY

Zoning is M-1. The M-1, light manufacturing and industry district will provide areas for light manufacturing, industry, industrial support facilities, and certain public service functions.



PROPERTY INFORMATION

- **Sale Price: \$1,325,000/**
- Parcel number: **15-30-16-29244-000-0170**
- Site improvements: **8,280 SF**
- Lot size: **19,800 SF (0.45 acres)**
- Lot dimensions: (approx.) **120' X 164'**
- Zoned: **M-1 (Light Manufacturing)**
- Traffic: **37,413 DTV (118th Ave and 43rd ST)**
- 2023 Taxes: **\$11,659.02**
- Phenomenal opportunity
- Freestanding Building
- Highest and best use: Industrial/office
- Move-in ready
- Terrific signage opportunity



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Sale Price: [\\$1,325,000/](#)

LOCATION

Street Address: 4181 116th Terrace N

City: Clearwater

Zip Code: 33762

County: Pinellas

Traffic Count: 37,413 DTV 118th Ave and 43rd St N W

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Pinellas Park

THE PROPERTY

Parcel Number: 15-30-16-29244-000-0170

Current Use: Industrial

Site Improvements: 8,280 SF

Lot Dimensions: (approx.) 120' X 164'

Lot Size: 19,800 SF :: Total Acreage: 0.45 acres

Parking: Onsite- street parking

UTILITIES

Electricity: Duke Energy

Water: The City of Clearwater

Waste: The City of Clearwater

Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2023

Taxes: \$11,659.02

THE COMMUNITY

Pinellas Park

Flood Zone Area: X

Flood Zone Panel: 12103C0139H



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PROPERTY PHOTOS



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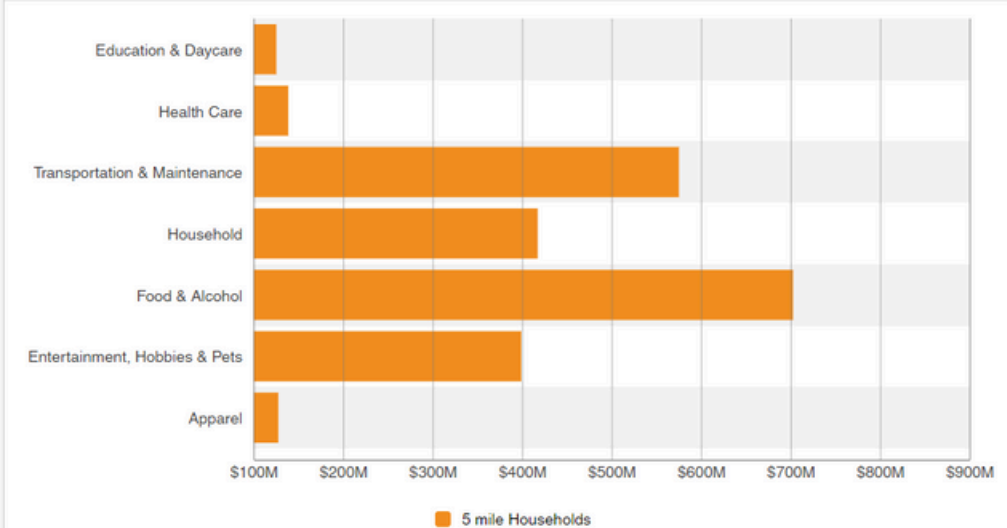
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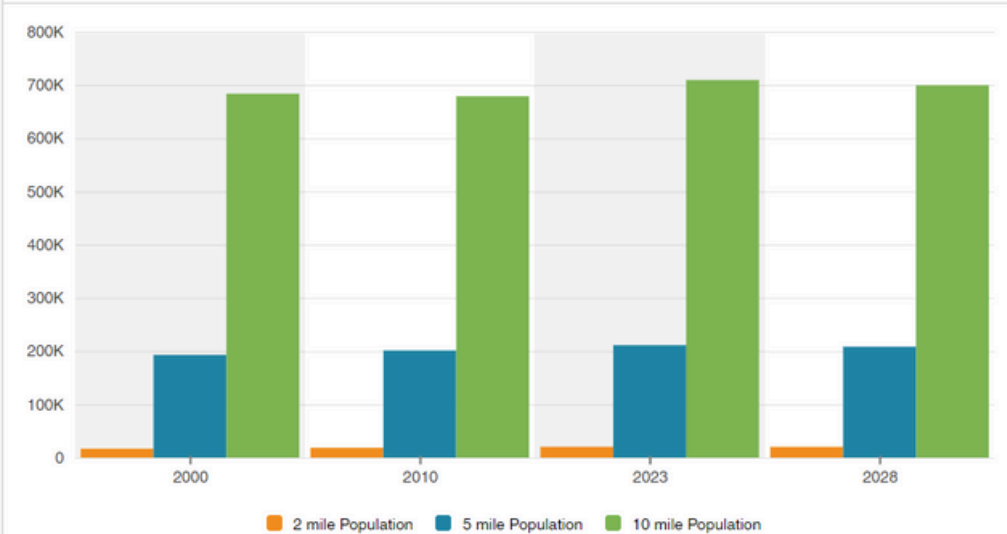
AREA HIGHLIGHTS | DEMOGRAPHICS

- **TREMENDOUS LOCATION-** Great visibility and frontage
- **Buzzing residential and business district** that is frequented by local & regional visitors
- **Quick commute to Tampa, Historic Ybor City, Downtown St. Petersburg, Clearwater Beach**
- **Close proximity to the Port of Tampa**
- **37,413 vehicles pass daily along 118th Ave and 43dr St**
- **Flourishing area near thriving neighborhoods, commercial commerce, public transportation and major thoroughfares**
- **Convenient access to several major thoroughfares including Hwy 19 along with easy accessibility to Interstate 4, Interstate 275, Selmon Expressway and all the Greater Tampa Bay Area**
- **2023 Total Population within 3 Mile: 63,966**

Consumer Spending



Population



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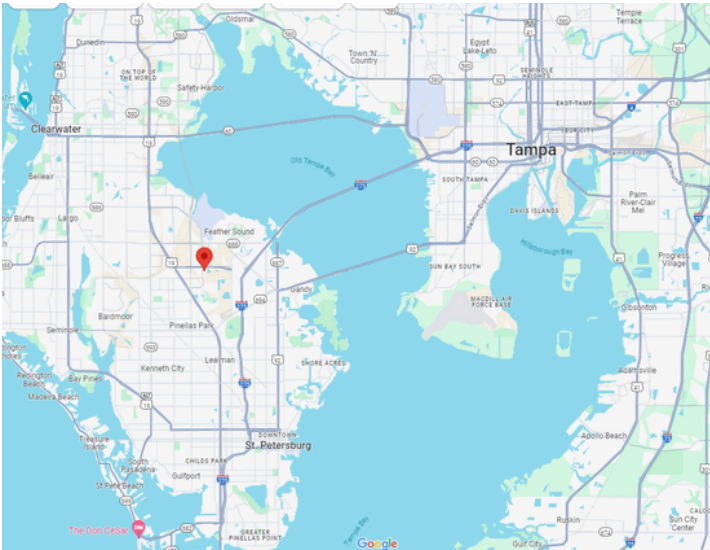
CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600



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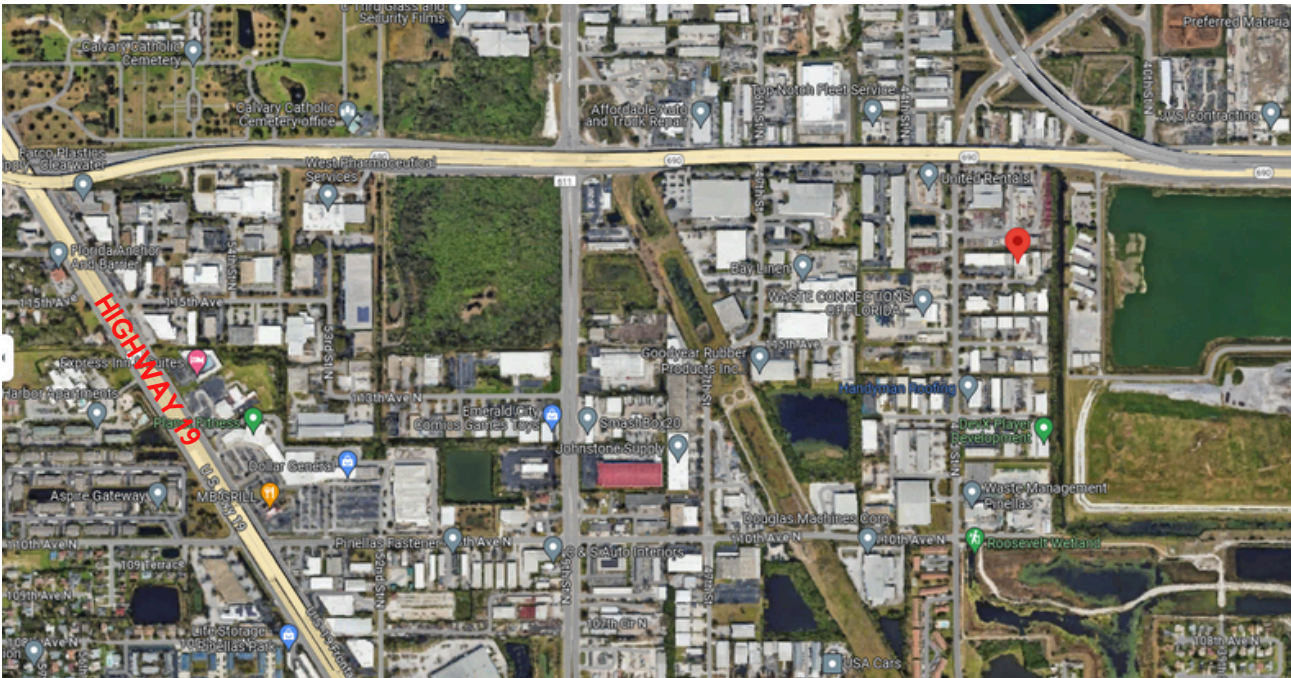
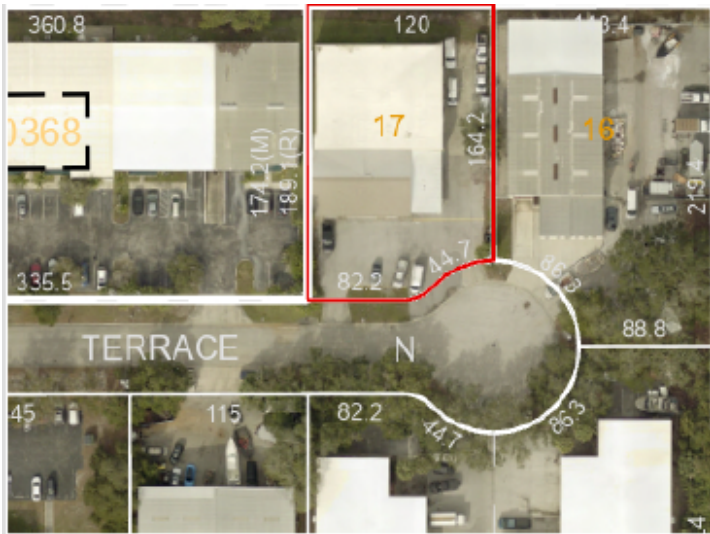
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MAPS & DIRECTIONS



DRIVING DIRECTIONS

From Tampa: Take I-275 south, take exit 30, Turn left on 118th N Avenue, Turn left on 43rd St N, Turn left on 116th Terrace N.



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