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TINA MARIE ELOIAN, CCIM
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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

**4181 N. 116TH TERRACE
CLEARWATER, FL 33762 | FOR SALE**

**MANUFACTURING/ DISTRIBUTION/ STORAGE
COMMERCIAL INVESTMENT, PINELLAS PARK**

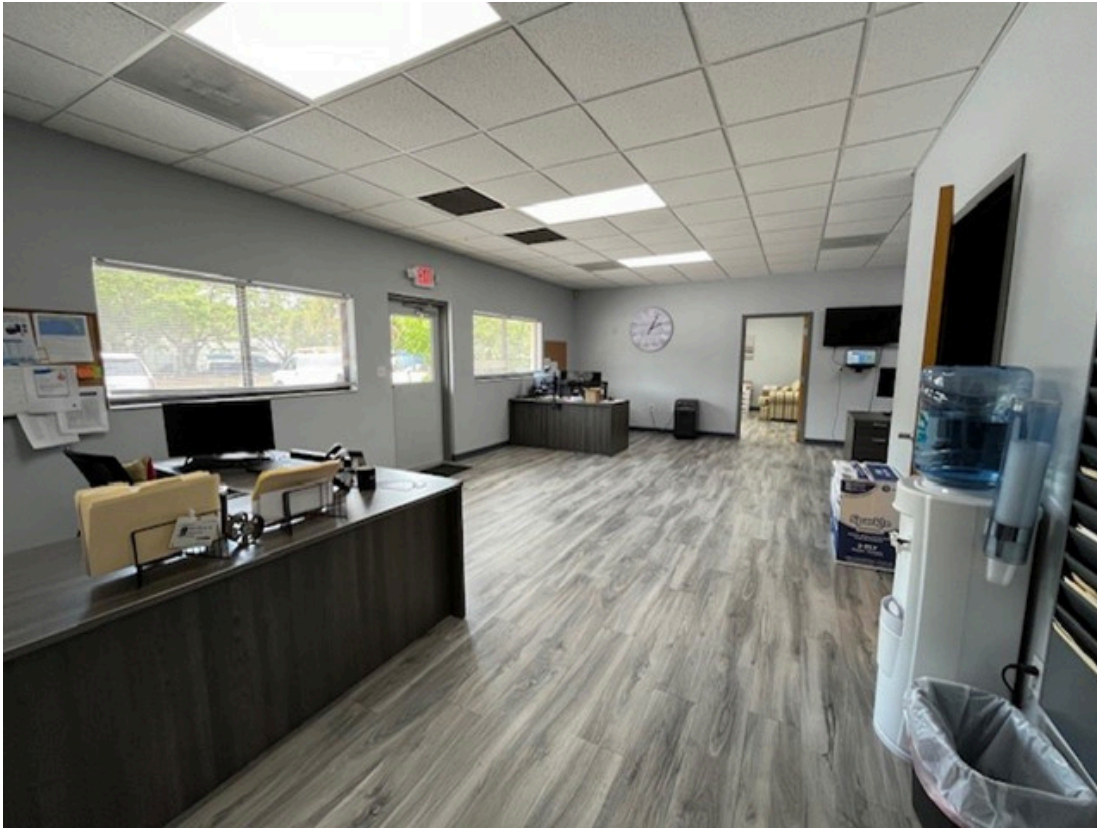
**• 8,280 SF OFFICE/ WAREHOUSE •
0.51 ACRE LOT | ZONED M-1**



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: **35,500 VTD (110th Ave and 49th Street)**
- 2023 Taxes: **\$11,659.02**
- Tenant occupied investment
- Highest and best use: Office/ Warehouse
- Freestanding building
- Great signage opportunity
- Prime Pinellas Park Location!



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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: 35,500 VTD (110th Ave. & 49th St N)

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Pinellas Park

THE PROPERTY

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

Current Use: Office/ Warehouse

Site Improvements: 8,280 SF

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

Lot Size: 19,800 SF

Total Acreage: 0.45 acres

Parking: Onsite- up to 18 spaces

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

Community/ Subdivision Name: Pinellas Park

Flood Zone Area: X

Flood Zone Panel: 12103C0139H



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PROPERTY PHOTOS



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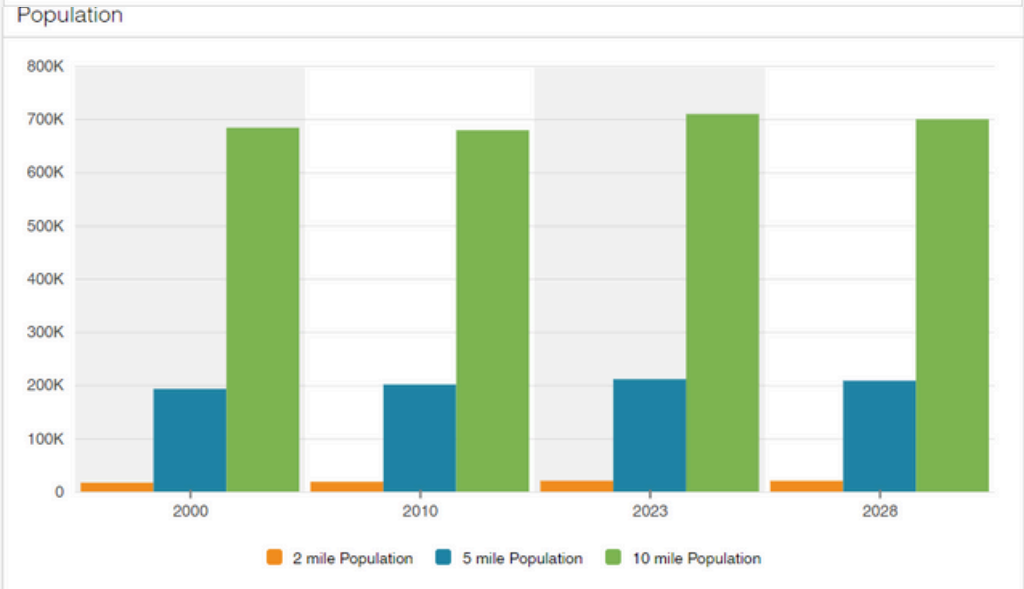
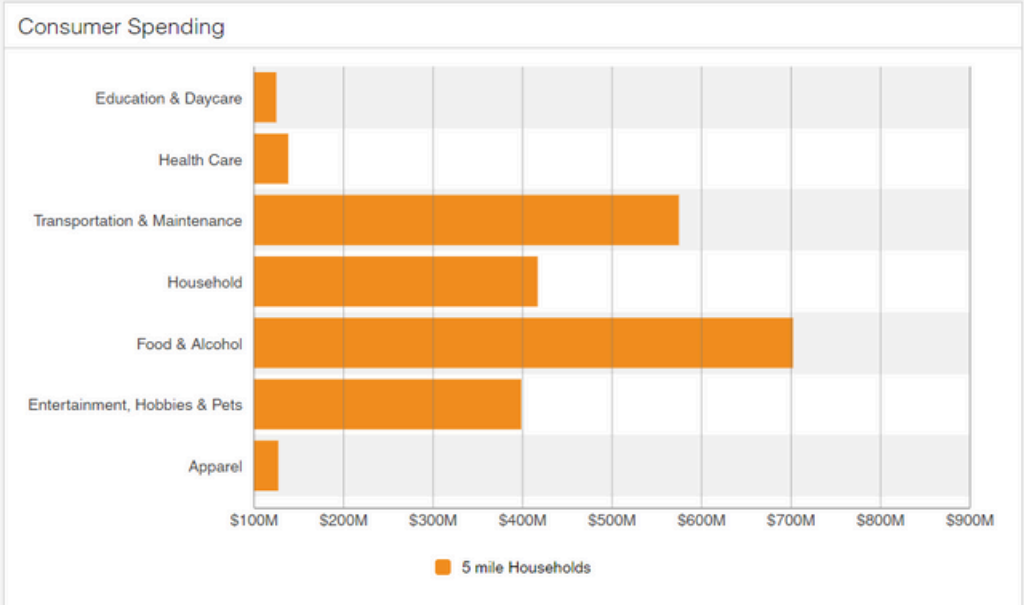
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AREA HIGHLIGHTS | DEMOGRAPHICS

- **EXCELLENT LOCATION-** Great visibility and access
- **Buzzing and business district** that is frequented by local & regional vendors
- **Quick commute to St Pete, Pinellas Park, Clearwater, Downtown Tampa and the Greater Bay area**
- **Close proximity to Bryan Dairy Road, Ulmerton Road, Roosevelt Blvd, I-275, Gandy Blvd. and US 19**
- **35,500 vehicles pass daily along 110th Ave and 49th St. N**
- **Flourishing area near thriving neighborhoods, commercial commerce, public transportation and major thoroughfares**
- **2023 Total Population within a 3 mile radius: 63,966**



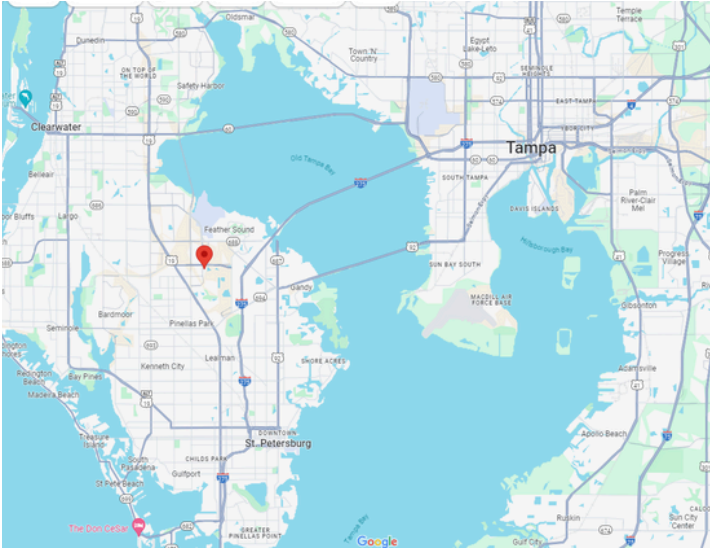
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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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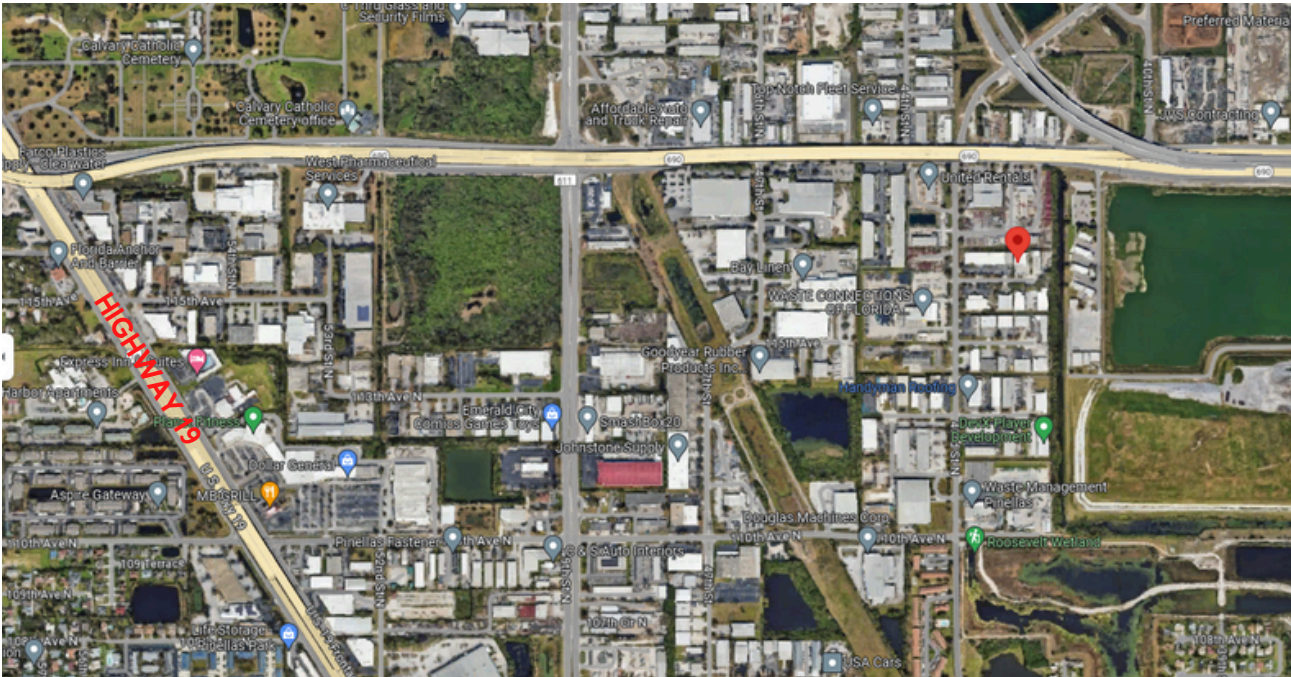
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MAPS & DIRECTIONS



DRIVING DIRECTIONS

From Tampa: Take I-275 South towards St. Pete. , take exit 30 (118th Avenue N/ St Pete- Clwtr Intl Airport) merging onto Gateway Expy. Turn left onto 118th N. Avenue. Head west to 43rd St N. Turn left. Turn left on 116th Terrace N. Arrive at the property at 4181 N. 116th Terrace N.



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CALL OUR TEAM TODAY! 813.935.9600



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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021

How Can We Help?

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- TENANT & LANDLORD REPRESENTATION
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- VALUATION & ADVISORY SERVICES
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TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

