



BROKERAGE DONE DIFFERENTLY

**live
work
& play**

IN THE HEART OF PINELLAS!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

4181 N. 116TH TERRACE

PINELLAS PARK, FL 33762 | FOR SALE

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

**• 8,280 SF OFFICE/ WAREHOUSE •
0.50 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 (0.50 acres)**
- Lot dimensions: (approx.) **120' X 164'**
- Zoned: **M-1 (Light Manufacturing)**
- Traffic: **35,500 VTD (110th Ave and 49th Street)**
- 2024 Taxes: **\$14,325.57**
- Tenant occupied investment
- Highest and best use: **manufacturing, distribution and or storage**
- Freestanding building
- Great signage opportunity
- Prime Pinellas Park Location!
- 2024 Total Population within a 3 mile radius: 68,117



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: \$1,325,000/

Price per SF: \$172.08

Purchase Options: Cash, Conventional, Hard money, SBA

Financing Available: Call Broker for details

Expenses: Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...

LOCATION

Street Address: 4181 116th Terrace N

City: Pinellas Park

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: 0.50 acres

Parking: Onsite- up to 18 spaces

UTILITIES

Electricity: Duke Energy

Water: The City of Pinellas Park

Waste: The City of Pinellas Park

Communications: Viasat, Starlink, Spectrum, Frontier, Verizon and WOW!

TAXES

Tax Year: 2024

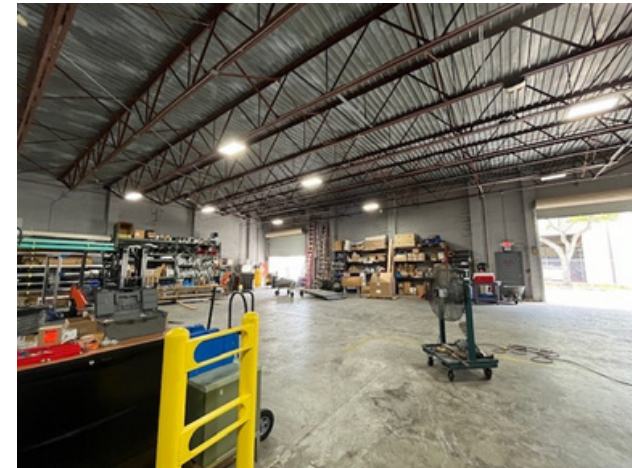
Taxes: \$14,325.57

THE COMMUNITY

Community/ Subdivision Name: Pinellas Park Trail

Flood Zone Area: D

Flood Zone Panel: 12103C0139H



BROKERAGE DONE DIFFERENTLY



LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

PROPERTY PHOTOS



BROKERAGE DONE DIFFERENTLY

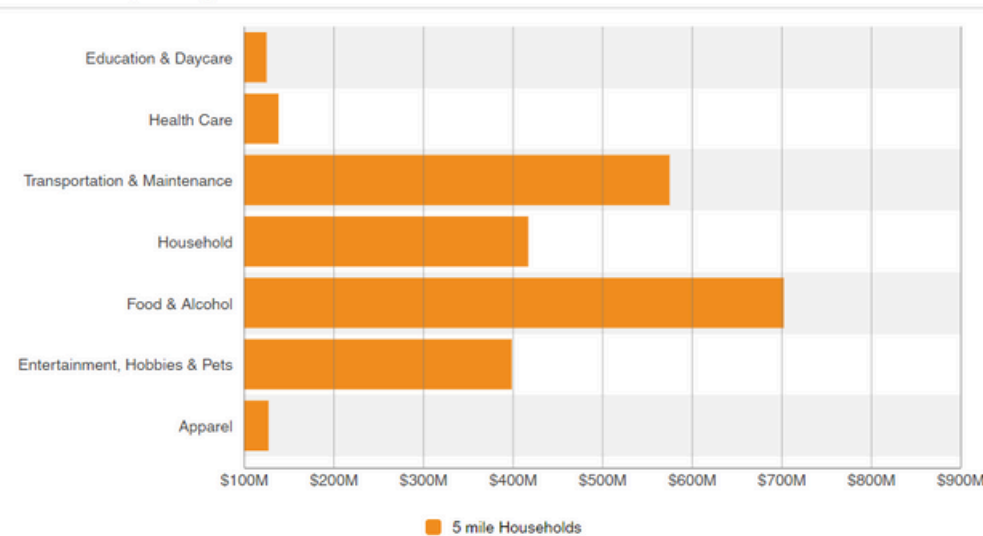
LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

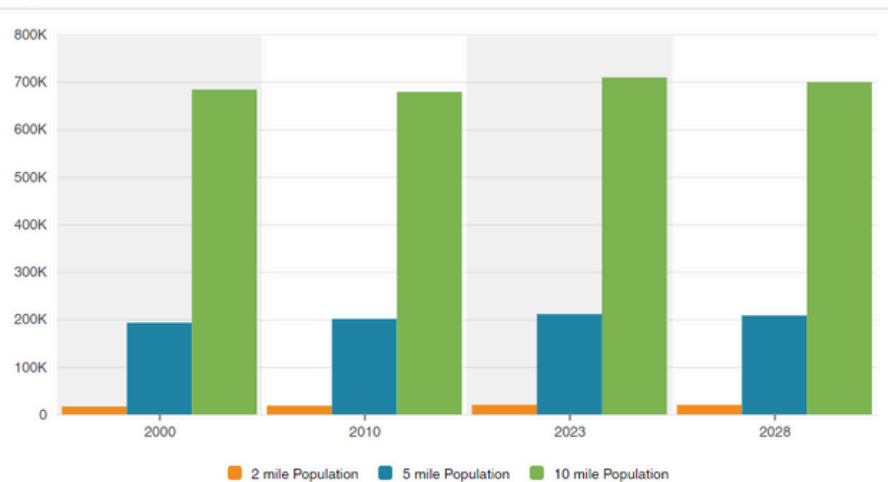


AREA HIGHLIGHTS | DEMOGRAPHICS

Consumer Spending



Population



- Tenant occupied, Investment property
- Lease term ends January 31st 2026- with (3) 1 year tenant renewals
- Enjoy lucrative income NOW and an owner/ user building that will have increased property values by 2029!
- Excellent visibility on 116th Terrace N.
- Easy access
- Zoned M-1 (Light Industrial/ General Commercial)
- Office building measures 2,400 SF
- Warehouse measures 5,880 SF
- 2 grade level bay doors
- 15'+ ceiling heights
- Concrete/ metal building
- Flourishing area near thriving commercial and industrial commerce and major thoroughfares
- Close proximity to Bryan Dairy Road, US 19, Ulmerton Road, Roosevelt Blvd., and Interstate 275 along with excellent accessibility to and from St. Pete, Clearwater and the Greater Tampa area
- Prime Pinellas Park location

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

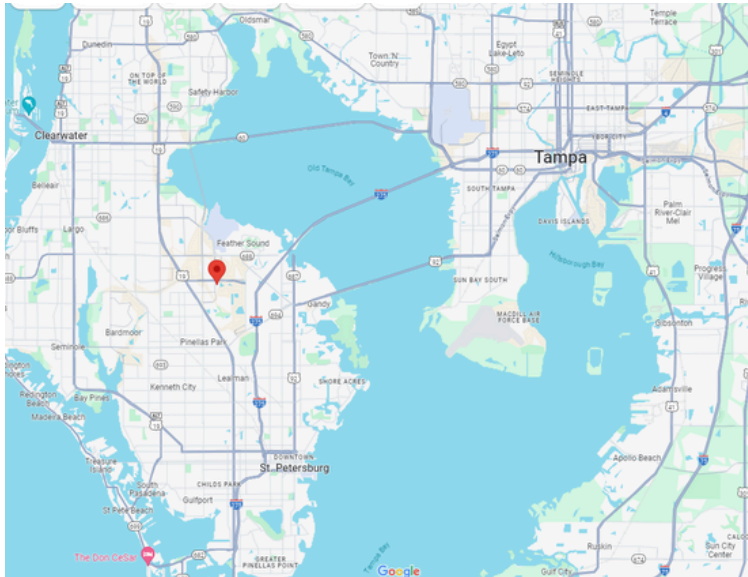
BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



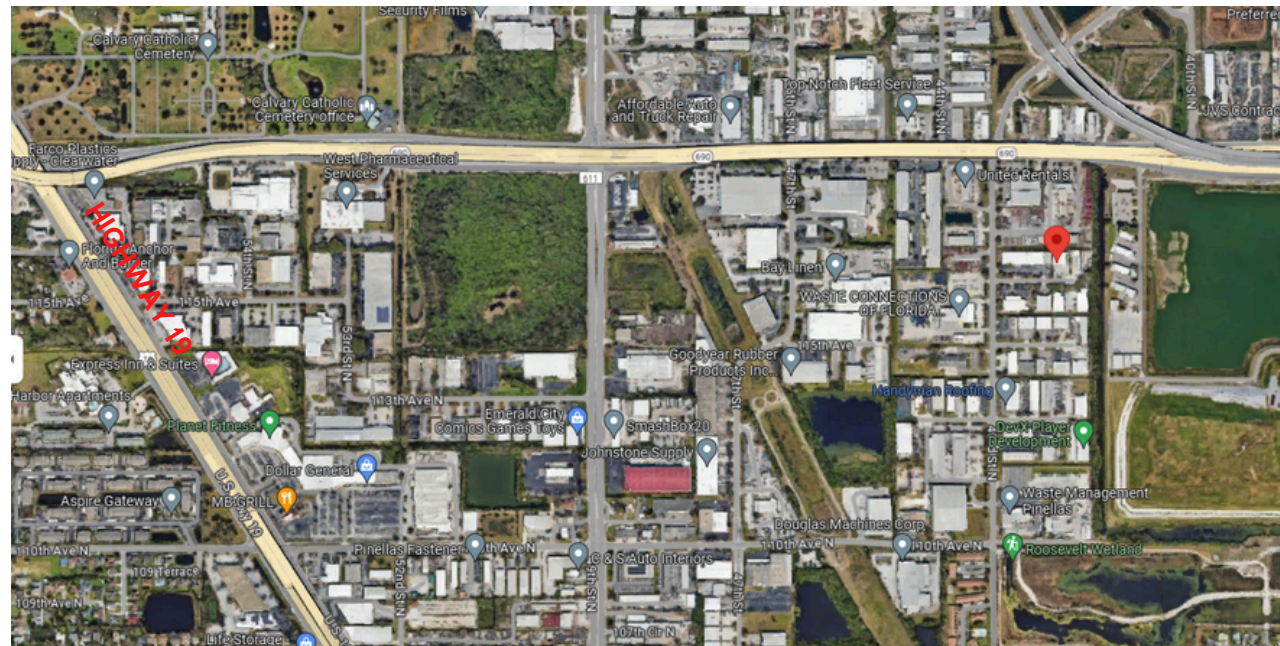
MAPS & DIRECTIONS



- **EXCELLENT LOCATION-** Great visibility and access
- 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
- Flourishing area near thriving neighborhoods, commercial commerce, public transportation and major thoroughfares

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.



BROKERAGE DONE DIFFERENTLY



LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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.

CALL OUR TEAM TODAY!
813.935.9600



THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



BROKERAGE DONE DIFFERENTLY

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

