

For Sale: Office/Flex Building

MID COUNTY PINELLAS INVESTMENT

5601 116th Avenue N., Clearwater, FL 33760



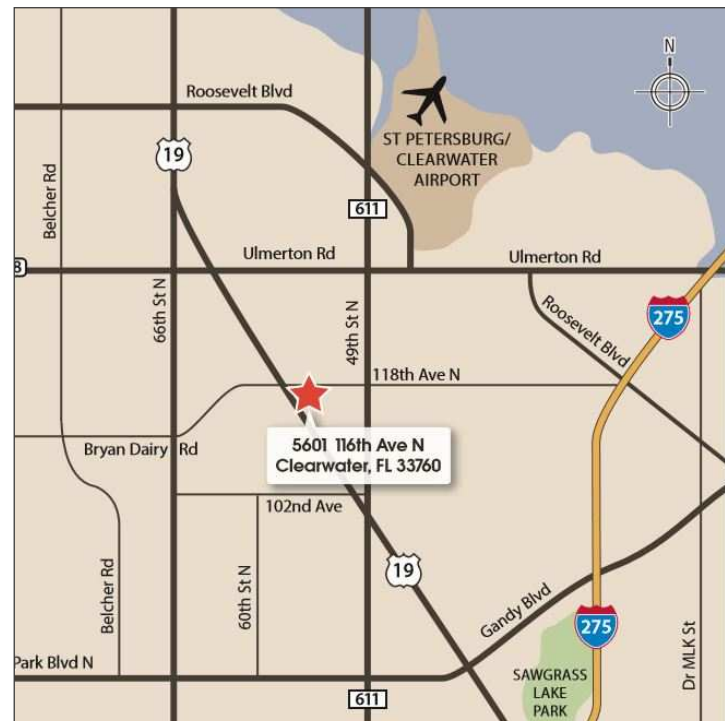
SUITABLE for OWNER-OCCUPANT



FEATURES

- ❖ Ideally located just off US Hwy 19 N
- ❖ Convenient access to I-275, Ulmerton Road, St. Petersburg/Clearwater International Airport and Gandy Blvd.
- ❖ Available Space: 2,000 SF - 5,000 SF for Owner Occupant
- ❖ Building Size: 7,000 SF
- ❖ Land Area: .39 Acres
- ❖ Zoning: M-1, Lt Industrial, City of Pinellas Park
- ❖ Land Use: Wholesale / storage / distribution / light manufacturing / flex office
- ❖ Year Built: 1985
- ❖ 7 total units (with 3 tenants)
- ❖ All units air conditioned
- ❖ One 10'x10' overhead door in Unit A
- ❖ 9 ft. clear ceiling height
- ❖ Asking Price JUST REDUCED - \$395,000

LOCATION MAP



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Tampa, FL 33609



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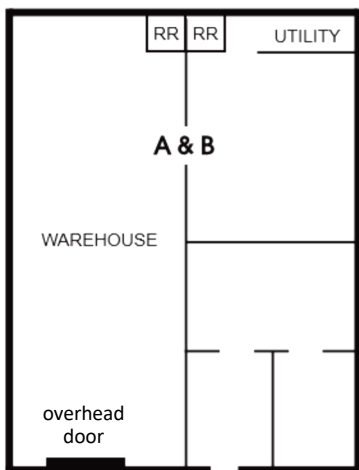


136'

Units A & B 2,000 SF (MOL) Vacant	Units C & D 2,000 SF (MOL) Month to Month	Unit E 1,000 SF (MOL) Month to Month	Units F & G 2,000 SF (MOL)
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51'

- ❖ Units A & B: AVAILABLE
- ❖ Units C & D: AVAILABLE (one month notice)
- ❖ Unit E: AVAILABLE (one month notice)
- ❖ Units F & G: Access 48 (leasing until March 2019)



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