



NET LEASED INVESTMENT FOR SALE



**13500 US HWY 19 N
 CLEARWATER, FL 33764**

- 33,000 SF
- LAND USE: CG – COMMERCIAL GENERAL
- ABSOLUTE 20 YEAR TRIPLE NET LEASE
- 7.7% CAP RATE
- NOI CURRENT YEAR \$92,000
- PRICE: \$1,200,000



REVISED: 10/8/19

PROPERTY OVERVIEW

SI-1519

ADDRESS: 13500 US HWY 19 N
Clearwater, FL 33764

LOCATION: on the North West corner of US Hwy 19
and Ulmerton Rd.

LAND AREA: 1.8 acres mol
DIMENSIONS: Irregular / 249 SF Of Frontage

ZONING: NA (City of Largo)
LAND USE: CG (Commercial General)
FLOOD ZONE: "X" (no insurance required)

IMPROVEMENTS: 33,000 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1969

UTILITIES: Electric (Duke Energy)
Water, Sewer & Trash (Pinellas County)

PARKING: 44 Spaces

PRESENT USE: Auto Parts & Supplies

TAXES: \$16,602.77 (2018)
PARCEL ID: 05/30/16/93343/000/0020

PRICE: \$1,200,000

TRAFFIC COUNT: 39,803 vpd (Ulmerton Rd. & US Hwy 19)

TERMS: Cash to seller

NOTES: The tenant Gearhead Performance has signed a new 20 year lease with annual escalation of 2.5%. Located in the heart of Pinellas County on the North West corner of US Hwy 19 and Ulmerton Rd. The subject property has easy access to Interstate 275 via Ulmerton Rd. NOI of 7.7% on first year income. Monthly rent of \$7,666.67.

KEY HOOK: N/A

ASSOCIATE: Mark S. Klein, CCIM / (727) 772-3963

K&H SIGNAGE: N/A

LISTING CODE: SI-1519-2-13

SHOWING INFORMATION: Contact listing associate for a showing.



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