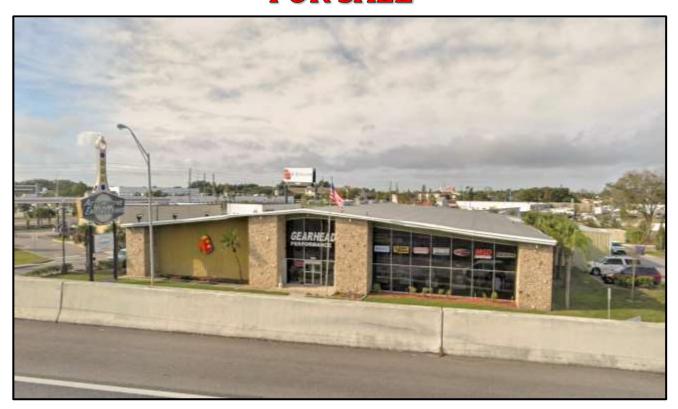


NET LEASED INVESTMENT FOR SALE



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







ADDRESS: 13500 US HWY 19 N

Clearwater, FL 33764

LAND AREA: 1.8 acres mol

DIMENSIONS: Irregular / 249 SF Of Frontage

IMPROVEMENTS: 33,000 SF

YEAR BUILT: 1969

PARKING: 44 Spaces

PRESENT USE: Auto Parts & Supplies

PRICE: \$1,200,000

TERMS: Cash to seller

LOCATION: on the North West corner of US Hwy 19

and Ulmerton Rd.

ZONING: NA (City of Largo)

LAND USE: CG (Commercial General

FLOOD ZONE: "X" (no insurance required)

LEGAL DESCRIPTION: Lengthy (in listing folder)

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

TAXES: \$16,602.77 (2018)

PARCEL ID: 05/30/16/93343/000/0020

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

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.

