

FOR SALE

Nick's Auto Trim

23058 Harborview Road, Port Charlotte, FL 33980



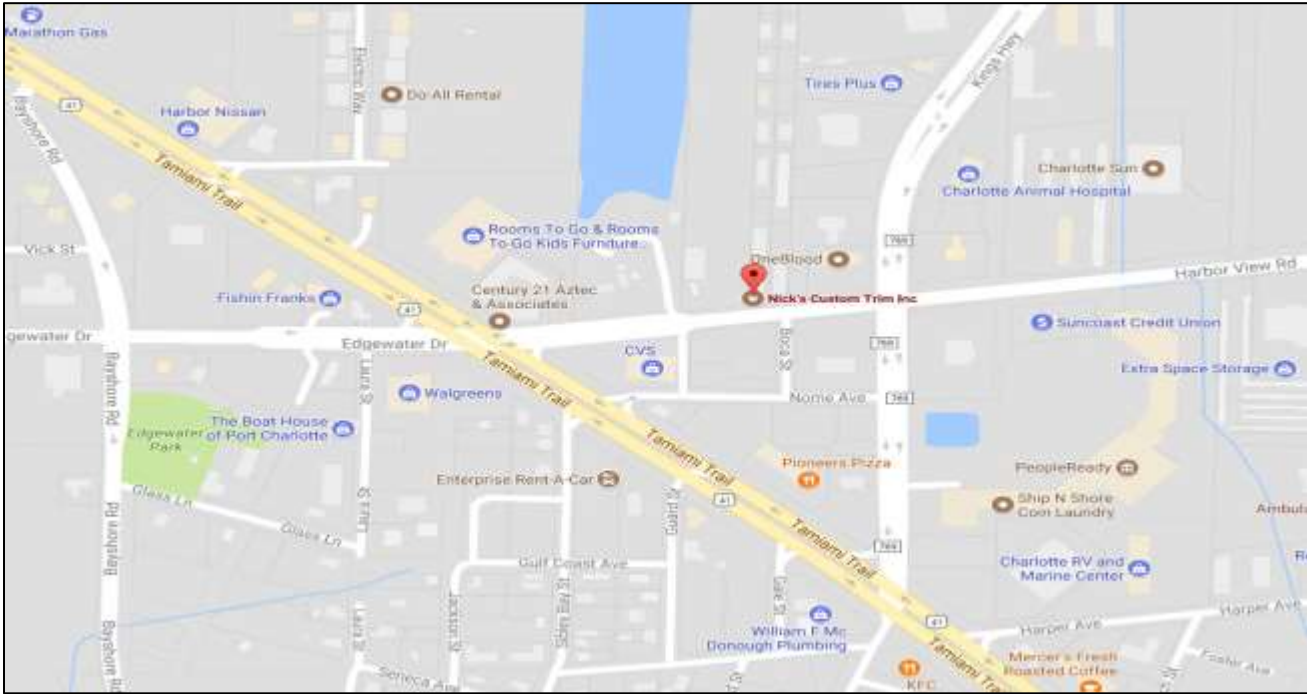
- High quality automotive property in a high traffic area.
- Appealing look to the building which features 4,120 sf with a showroom and retail sales area, large spacious garage with 3 overhead doors, and two restrooms.
- Situated on Harborview Road between US 41 and Kings Highway, there are nearly 10,400 vehicles per day passing by giving this property great exposure and access to main roads.
- Zoned IG, Industrial General, and serviced by all utilities.
- This type of property is hard to find, especially in this good of condition and excellent location.
- **\$359,000 – Showing by APPOINTMENT ONLY. Call Steve Gant to schedule.**

Riverside
Realty Services

Steven D. Gant, CCIM, MAI
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Lake Suzy, Florida 34269
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LOCATION MAP & AERIAL



This information comes from users and sources believed to be reliable, but is not guaranteed. Subject to errors & omissions.

PHOTOS



EXTERIOR VIEWS OF THE PROPERTY



EXTERIOR VIEWS OF THE PROPERTY



EXTERIOR VIEW OF THE PROPERTY



SHOWROOM / RETAIL SALES



SHOWROOM / RETAIL SALES AREA

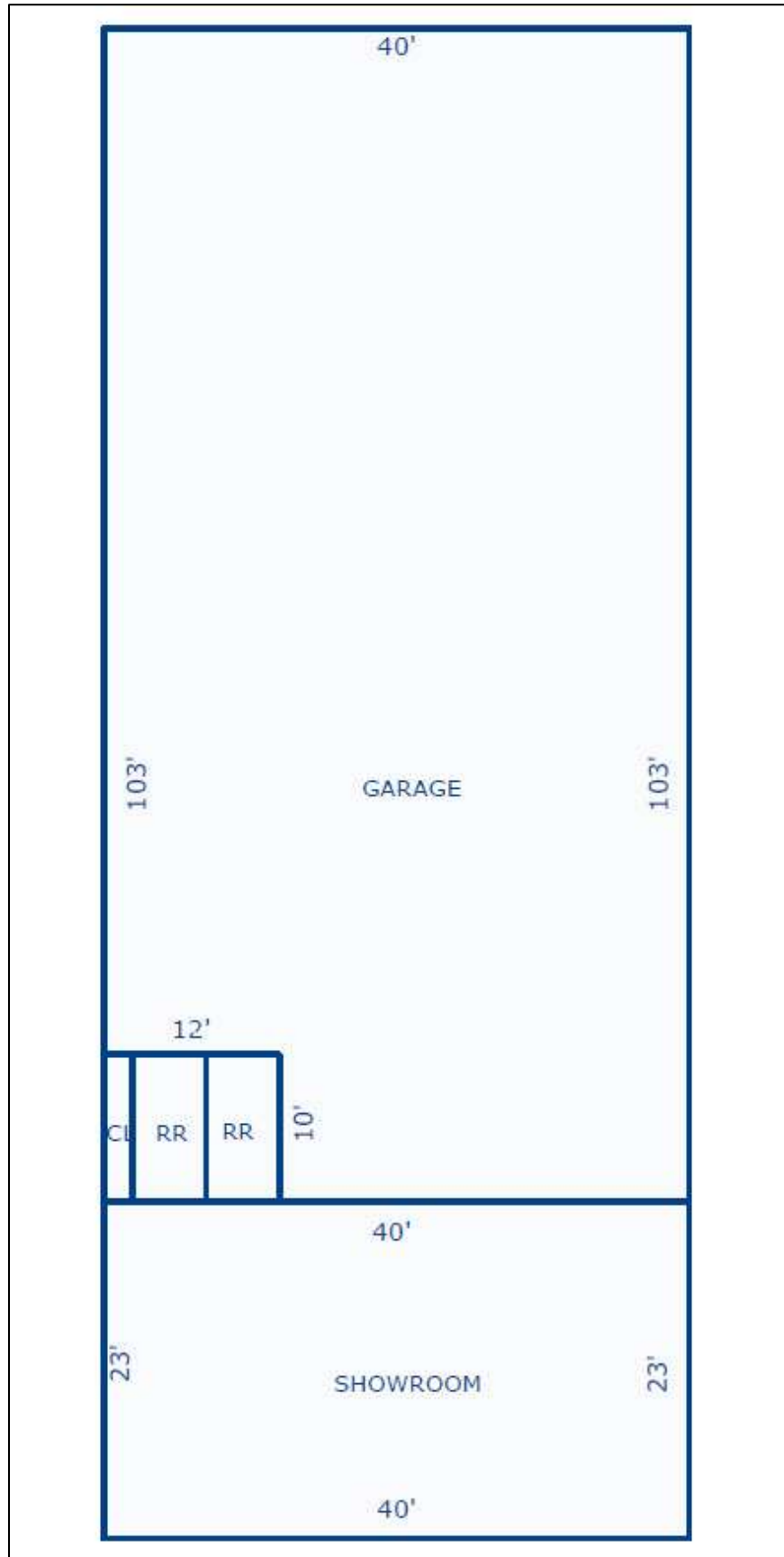


GARAGE



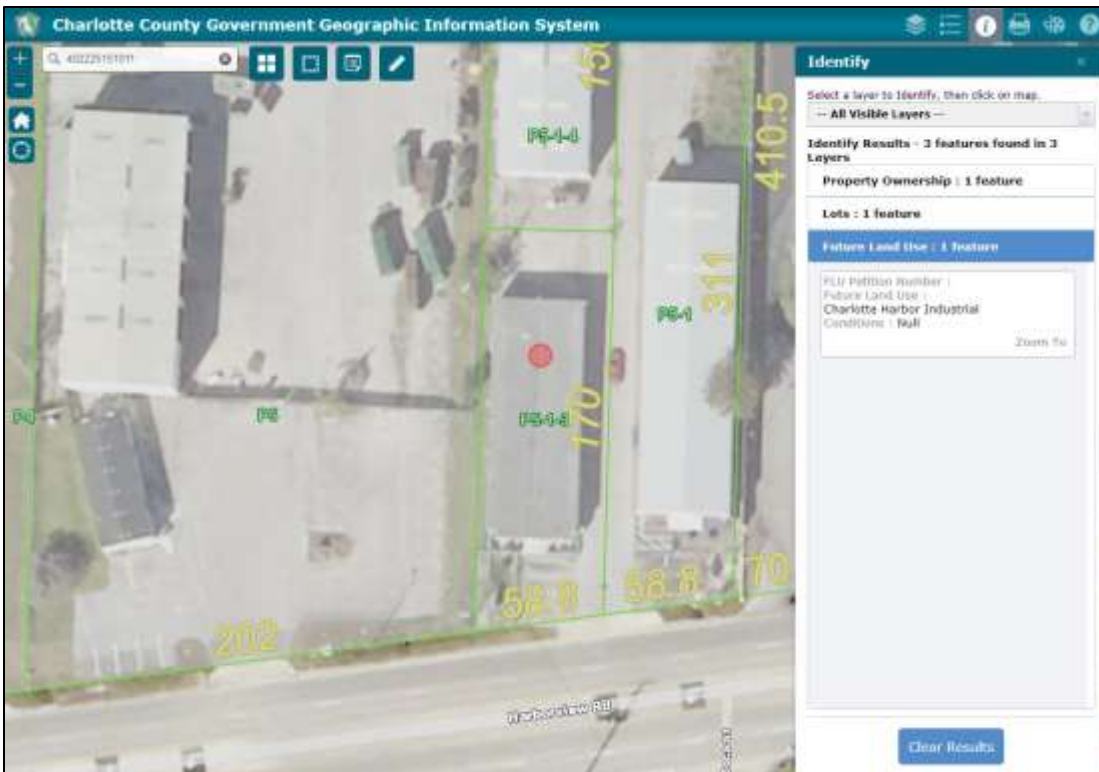
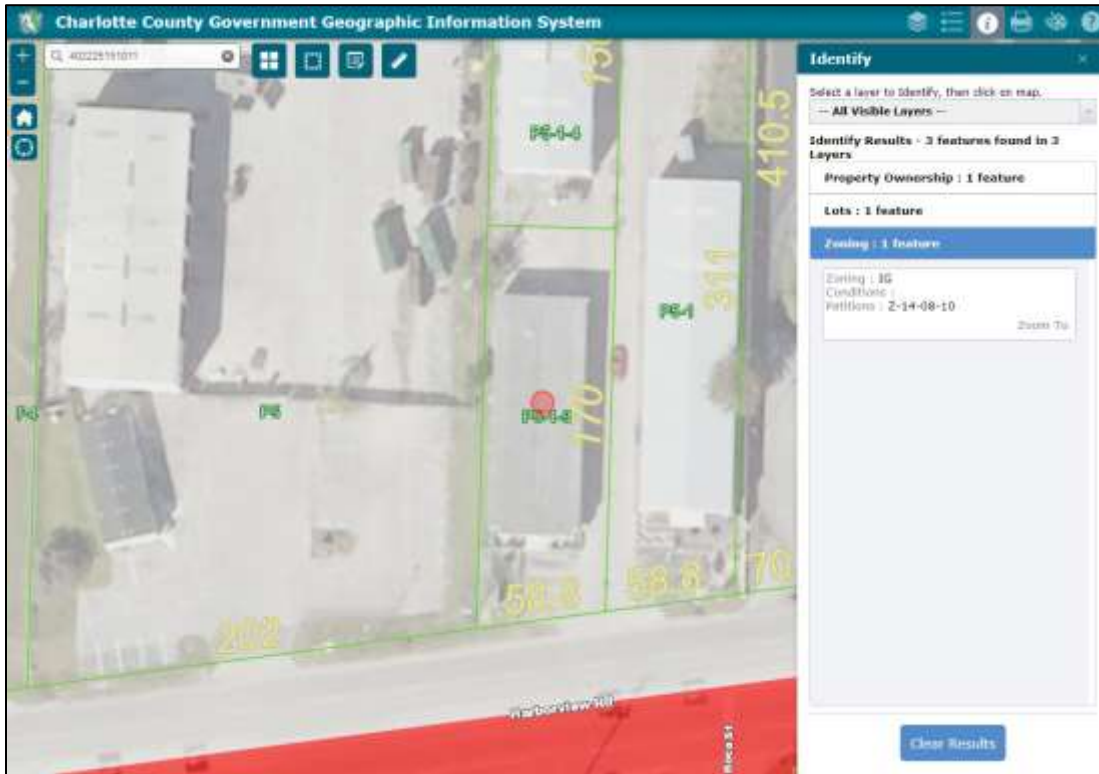
GARAGE

BUILDING SKETCH



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ZONING & FUTURE LAND USE MAP



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FEMA FLOOD MAP



Panel 12015C0229F, Zone AE El. 9 Feet, dated 5/5/03

TRAFFIC COUNT

CHARLOTTE COUNTY: 2019 ROADWAY LEVEL OF SERVICE DATA

VNO	Roadway	Station	From	To	LOS Class	Speed	Fed. Func. Class.	Lanes	2019 AADT	Sugg. Gr- K1000 Rate	100 th Hr Val.	Level of Service Calculations ¹					Level of Service Adopted	Level of Service Current	Percent (%) Capacity Used
												B	C	D	E	F			
86	Boon Grande Causeway	182		S of Praccia Rd	1	45	RMC	2U	0,782	3.00%	0.091	000	-	1359	1440	*	D	C	62%
86	Gillett Blvd	10	Buena Vista St	S.R. 776	2	40	RMC	2U	2,993	1.50%	0.091	272	-	1359	1440	*	D	C	19%
87	Golf Course Blvd	253	Henry St.	Aurora Rd.	2	30	RMC	2U	1,661	5.00%	0.091	151	-	594	1197	1269	D	C	13%
88	Gulf Blvd	121	Terminus	Beach Rd	2	25	UC	2U	3,349	1.50%	0.091	305	-	594	1197	1269	D	C	25%
89	Gulfstream Blvd	130	Sunnybrook Blvd.	S.R. 776 (E)	1	45	UC	2U	3,666	5.00%	0.091	334	-	1359	1440	*	D	C	23%
90	Gulfstream Blvd	199	S.R. 776 (W)	Sunnybrook Blvd.	2	35	RMC	2U	4,372	5.00%	0.091	398	-	594	1197	1269	D	C	33%
91	Harbor Blvd	45	Colleen St	Edgewater Dr.	2	35	UC	2U	2,485	1.00%	0.091	226	-	594	1197	1269	D	C	17%
92	Harbor Blvd	44	Edgewater Dr.	U.S. 41	2	35	UC	2U	3,527	2.00%	0.091	321	-	594	1197	1269	D	C	27%
94	Harbor Blvd	47	Ocean Blvd.	Midway Blvd.	2	35	UC	4D	12,420	3.00%	0.091	1,130	-	1179	2628	2736	D	C	43%
95	Harbor Blvd	46	Midway Blvd.	Burkart Dr.	2	35	UC	2U	8,655	4.00%	0.091	786	-	594	1197	1269	D	D	66%
96	Harbor Blvd	51	Burkart Dr.	Quessada Ave.	2	35	UC	2U	7,844	5.00%	0.091	714	-	594	1197	1269	D	D	60%
97	Harbor Blvd	50	Quessada Ave.	Peafland Blvd.	2	35	UC	2U	5,470	5.00%	0.091	496	-	594	1197	1269	D	C	42%
98	Harbor Blvd	49	Peafland Blvd.	Veterans Blvd.	2	40	UC	2U	2,829	5.00%	0.091	267	-	1359	1440	*	D	C	19%
99	Harborview Road	274	U.S. 41	Kings Highway	1	45	UA	4D	10,891	1.77%	0.091	961	-	6078	3222	*	D	D	81%
100	Harborview Road	52	Kings Highway	Melbourne St.	1	45	MA	4D	11,151	1.00%	0.091	1,015	-	3078	3222	*	D	C	31%
101	Harborview Road	53	Melbourne St	Date St.	1	45	MA	2U	9,321	2.00%	0.091	846	770	1359	1440	*	D	C	59%
102	Harborview Road	104	Date St.	I-75	1	45	MA	2U	8,919	2.00%	0.091	812	770	1359	1440	*	D	C	56%
103	Harborview Road	103	I-75	Rio De Janeiro Ave.	1	45	MA	2U	11,038	2.00%	0.091	1,004	-	1359	1440	*	D	C	70%
104	Harborview Road	102	Rio De Janeiro Ave.	Highlands Rd.	1	45	MA	2U	6,269	2.00%	0.091	571	-	1359	1440	*	D	C	40%
105	Henry Street	254	Golf Course Blvd.	Florida St.	2	30	UC	2U	1,664	1.00%	0.091	151	-	594	1197	1269	D	D	13%
106	Hillsborough Blvd	11	Veterans Blvd.	Toledo Blade Blvd.	1	45	RMC	2U	6,111	5.00%	0.091	556	-	1359	1440	*	D	C	39%
107	Hillsborough Blvd	12	Toledo Blade Blvd.	Cherry Chase Blvd.	1	45	RMC	2U	7,712	5.00%	0.091	702	-	1359	1440	*	D	C	49%
108	Ingram Blvd	202	San Cruz Waterway	Gasparilla Rd	1	45	RMC	2U	3,727	3.00%	0.091	339	-	1359	1440	*	D	C	24%
109	Jacobs Street	218	Eleanor Ave.	Chamberlain Blvd.	1	45	RMC	2U	3,085	5.00%	0.091	281	-	1359	1440	*	D	C	19%
110	Jacobs Street	219	S.R. 776	Eleanor Ave.	1	45	RMC	2U	2,552	5.00%	0.091	232	-	1359	1440	*	D	C	16%
111	Kenilworth Blvd	226	Reynoldswood Blvd.	Yorkshire St.	2	30	L	2U	1,373	4.00%	0.091	125	-	594	1197	1269	D	C	10%
112	Kings Highway	275	U.S. 41	Harborview Rd.	2	40	MA	4D	13,224	5.00%	0.091	1,203	-	3078	3222	*	D	C	37%
113	Kings Highway	54	Harborview Rd.	Westchester Blvd.	2	40	MA	4D	16,446	3.00%	0.091	1,497	-	3078	3222	*	D	C	46%
114	Kings Highway	114	Westchester Blvd.	Veterans Blvd.	1	45	MA	4D	22,256	3.00%	0.091	2,025	-	3078	3222	*	D	C	63%
115	Kings Highway	309	Veterans Blvd.	Sandhill Blvd.	1	45	MA	4D	34,128	3.00%	0.091	3,106	-	3078	3222	*	D	D	96%
116	Kings Highway	105	Sandhill Blvd.	DeSoto Co. Line	1	45	MA	2U	18,133	5.00%	0.091	1,650	-	1359	1440	*	D	E	115%
117	Lakeview Blvd	55	Edgewater Dr.	Springwater Ave.	2	35	UC	2U	2,250	3.00%	0.091	205	-	594	1197	1269	D	C	17%
118	Lakeview Blvd	57	Springwater Ave.	Midway Blvd.	2	35	UC	2U	3,220	3.00%	0.091	293	-	594	1197	1269	D	C	24%
119	Lakeview Blvd	56	Midway Blvd.	Cherry Chase Blvd.	2	35	UC	2U	8,043	3.00%	0.091	732	-	594	1197	1269	D	D	61%
120	Lakeview Blvd	58	Cherry Chase St.	Cochran Blvd	2	35	UC	2U	10,711	3.00%	0.091	975	-	594	1197	1269	D	D	81%
122	Loveland Blvd	59	Midway Blvd.	Peafland Blvd.	2	35	UC	2U	6,672	5.00%	0.091	607	-	594	1197	1269	D	D	51%
124	Marathon Blvd	200	Terminus	Gasparilla Rd	2	30	RMC	2U	1,508	1.00%	0.091	137	-	594	1197	1269	D	C	11%
125	Marathon Blvd	201	Gulfstream Blvd.	Gasparilla Rd	1	45	RMC	2U	2,808	5.00%	0.091	256	-	1359	1440	*	D	C	18%
126	Marion Avenue	177	Florida St.	I-75 Overpass	2	35	L	2U	1,958	1.00%	0.091	178	-	594	1197	1269	D	C	15%
127	Marion Avenue	178	Maryanna Way	Florida St.	2	35	L	2U	2,798	1.00%	0.091	255	-	594	1197	1269	D	C	21%

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ZONING

Sec. 3-9-43. - Industrial general (IG).

- (a) *Intent.* The purpose and intent of this district is to allow various light industrial and higher-intensity commercial uses. All industrial processes shall take place within completely enclosed buildings unless approved by a special exception. Storage of materials and finished products may be permitted within an enclosed yard with appropriate screens and buffering.
- (b) *Permitted uses (P) and structures :*
- (1) Biofuel production, less than five thousand (5,000) gallons per day.
 - (2) Biofuel production, five thousand (5,000) to fifteen thousand (15,000) gallons per day.
 - (3) Boat, travel trailer, and motor vehicle sales, including recreational vehicles and campers.
 - (4) Boat, travel trailer and motor vehicle repair, services, and storage, including recreational vehicles and campers.
 - (5) Building trades contractor's office with storage yard on-premises and heavy equipment.
 - (6) Commercial laundry.
 - (7) Commercial vehicle rental.
 - (8) Dairy, grain, fruit, field crop, and vegetable processing.
 - (9) Distribution center, wholesaling, warehousing.
 - (10) Dry cleaner.
 - (11) Emergency services.
 - (12) Essential services. (See section 3-9-71, essential services.)
 - (13) Farm equipment sales and service.
 - (14) Gas station.
 - (15) Government uses and facilities.
 - (16) Heavy machinery, equipment rental, sales, service.
 - (17) Heliport, helistop.
 - (18) Industrial marina.
 - (19) Light manufacturing and assembly in a completely enclosed building.
 - (20) Lumberyard.
 - (21) Mass transit station.
 - (22) Motor vehicle wash.
 - (23) Nonretail food production.
 - (24) Paid or public parking lot, garage, structure.
 - (25) Printing, lithographing, publishing, and similar establishments.
 - (26) Research, testing facility.
 - (27) Sales and storage of mobile homes.
 - (28) Sawmill, machine shop.
 - (29) Sexually oriented business. (See section 3-9-84, sexually oriented businesses.)
 - (30) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)
 - (31) Telecommunications facility, greater than fifty (50) feet in height. (See section 3-9-68, communication towers.)
 - (32) Truck stop.

- (33) Vocational, trade, or business school.
- (c) *Permitted accessory uses and structures:* Uses, including retail sales, and structures which are customarily accessory and clearly incidental and subordinate to permitted and conditional uses and structures are also permitted in this district; however, no residential facilities shall be permitted in the district except for watchmen or caretakers whose work requires residence on the premises.
- (d) *Conditional use (C) and structures:* (For rules and regulations for any use designated as a conditional use, see section 3-9-69, conditional uses and structures.)
- (1) Laboratories, class 1, 2, 3.
 - (2) Mini transfer station. (See section 3-9-70, debris and waste facilities.)
 - (3) Minor yard trash processing facility. (See section 3-9-70, debris and waste facilities.)
 - (4) Outdoor storage yard.
 - (5) Private off-site parking.
 - (6) Recovered materials processing facility. (See section 3-9-70, debris and waste facilities.)
 - (7) Residential household hazardous waste collection center. (See section 3-9-70, debris and waste facilities.)
 - (8) Waste tire collection center. (See section 3-9-70, debris and waste facilities.)
- (e) *Prohibited uses and structures:* Any use or structure not specifically or by reasonable implication permitted herein, or permitted by special exception, shall be unlawful in this district, including the following:
- (1) Animal slaughterhouses.
 - (2) Any use not conforming to industrial performance standards.
 - (3) Chemical and fertilizer manufacturing.
 - (4) Explosives manufacturing.
 - (5) Hospitals and clinics, except clinics in connection with industrial activity.
 - (6) Paper and pulp manufacturing.
 - (7) Petroleum refining.
 - (8) Place of worship. (See section 3-7-82, places of worship.)
 - (9) Residential dwellings, except as permitted under accessory uses.
 - (10) Stockyards and feeding pens.
 - (11) Tanneries with curing or storage of raw hides.
 - (12) Wrecking yards, including automotive vehicle wrecking yards and junkyards.
- (f) *Special exceptions (S):* (For procedure, see section 3-9-6.2, special exceptions.)
- (1) Airport.
 - (2) All conditional uses and structures that cannot meet all conditions set forth in this Code.
 - (3) Biofuel production, greater than fifteen thousand (15,000) gallons per day.
 - (4) Composting facility. (See section 3-9-70, debris and waste facilities.)
 - (5) Flammable liquid storage.
 - (6) Light manufacturing and assembly not in a completely enclosed building.
 - (7) Materials recovery facility. (See section 3-9-70, debris and waste facilities.)
 - (8) Transfer station. (See section 3-9-70, debris and waste facilities.)
 - (9) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.

- b. Similar to another use either explicitly permitted in that district or allowed by special exception.
- c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6, board of zoning appeals.

(g) *Development standards :*

IG		
Lot (min.)		Adjacent to nonindustrial uses
Area (sq. ft.)	12,000	12,000
Width (ft.)	100	100
Setbacks (min. ft.)		
Front	10	25
Side (interior)	0	10
Side (street)	10	15
Rear (interior)	10	15
Rear (street)	10	20
Abutting water	20	20
Bulk (max.)		
Lot Coverage of all buildings	50%	50%
Height (ft.)	60	60
Density (units/acre)	0	0

All uses shall conform to the industrial performance standards as set forth in section 3-9-75.

Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, as the same may be amended.

If the IG district abuts a residential district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-88, waterfront property.

(h) *Signs.* Signs shall be in accordance with section 3-9-85.

(i) *Off-street parking.* Off-street parking shall be in accordance with section 3-9-79.

(Ord. No. 2014-065, § 1(Exh. A), 11-25-14)