

FOR SALE: 9,644 SF Commercial | Retail | Development

Redevelopment Opportunity



946 Main Street Safety Harbor, FL 34695

- **Location, Location, Location!** Over 102' Frontage on Main St. with 9,644 SF Freestanding Building, Built : 1960
- **Highest and Best Use:** Redevelopment of **Restaurant, Brewery or Retail!**
- **0.35 acre Lot**, for Redevelopment with FAR factor of 1 and Maximum permitted height of 35'
- **High-Visibility on Main St.** Building is perfect for Multiple Uses
- Strong population of **169,762 residents** in 5 mile radius

OFFERED FOR SALE AT: \$989,500/

LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • F: 813-930-0946 • E: Tina@FloridaCommercialGroup.com



*Locally Owned,
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ www.FloridaCommercialGroup.com

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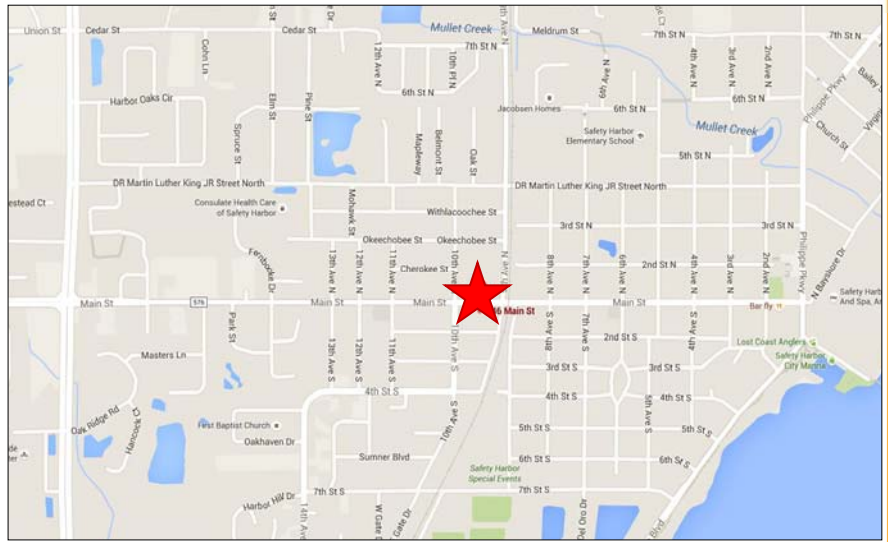
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COMMERCIAL INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- **Prime Central Location**
In Heart of Safety Harbor
- **Redevelopment Opportunity**
Perfect for multiple uses in Retail/Office/Industrial
- **Property features Lots of space for Storage, Grade Level Delivery Door and Rear Alley access** for Convenience
- **Incredible Visibility** and Accessibility on Main St.
- **Over 10+ Parking Spaces**, Onsite and Street
- **3 Phase Electric, One Meter**
- **Neighboring Businesses** include:
Harbor Bar, Safety Harbor City Hall and Fire Department Brewing, Dance Studio, Tire And Automotive, Whistle Grill and Bar



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