



Julie Droishagen
 Century 21 Coastal Alliance
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 Ph: 727-902-9233
 Condo Investment, Multifamily or Retail



U8171423 310 7TH ST N, SAFETY HARBOR, FL 34695



County: Pinellas
Property Style: Five or More
Ownership: Corporation
Year Built: 1980
Flex Space SqFt:
Office Retail Space SqFt:
Commercial Transaction Terms:
Total Annual Assoc Fees:0.00
New Construction: No
Flood Zone Code:xx
Number of Tenants:8 or More Tenants

Status: Active
List Price: \$2,495,900
LP/SqFt: \$309.20
Special Sale: None
ADOM: 11 **CDOM:** 11
Heated Area: 8,072 SqFt / 750 SqM
Total SqFt:8,072 SqFt / 750 SqM

2 PROPERTY PACKAGE - 9 UNITS. 1031s here we are!! Rare Exceptional and SAFE Commercial investment in the eclectic town of Safety Harbor in Pinellas County. The real estate investment package is located across from Safety Harbor Middle School with a solid tenant mix. Total of 9 units various 1,2 and a 3 bedroom with plenty of PARKING! Safety Harbor known as the Treasure of Tampa Bay nestled in Pinellas County between Tampa and Clearwater Beach. Safety Harbor is a quaint little hideaway home to individuals and families with a strong sense of community. Known for the historical legacy along with the famous Safety Harbor Resort and Spa. This property is located within a minutes drive to the exceptional and distinctive downtown main street bustling with visitors and locals. Minutes from the property are beautiful parks and home to Folly Farm Nature Preserve and Butterfly Garden where the phrase Don't Fence Me In has been the adopted motto of the residents. Phillippe Park Shoreline project is underway. Take a look at the Safety Harbor City web page and learn more! Small Business also thrives with local employers in several sectors: Hospitality: Safety Harbor Resort and Spa, Veterans Marina, Surrounded by a perfect labor mix of well known companies in Industrial, Hospitality, Retail businesses. Industrial employers from Quality Cabinet Company, Safety Harbor Auto, Board's Head Distribution, Blair Water Conditioning, Jacobsen Homes and Burgess Heating and Air. Retail establishments from Starbucks, Barfly, Veteran's Marina Paddle Board rentals, Screaming Jalapeno, Cold Stone Creamery, McMullen Florist, Brassaro Cheesecake, The Whistlestop and more. The mix of Labor sectors ensures the thriving economic success of Safety Harbor and its residents. Less than 2 miles from the property is Ruth Eckerd hall, PUBLIX, Checkers, Retail Bayside Brick Plaza and Walgreens and local Post Office. this property is only 7 miles to Clearwater St. Pete Airport. Residents love living in Safety Harbor as they participate year-round in all the festivals and events. Not many leave Safety Harbor however many looking to reside here! According to City Data in 2019, Safety Harbor, FL had a population of 17.8k with a median age of 48 and a median household income of \$78,026. The economy of Safety Harbor, FL employs 8.97k. The largest industries in Safety Harbor, FL are Health Care, Professional, Scientific, & Technical Services (1,139 pop), an Retail Trade (1,087 pop), and the highest paying industries are Manufacturing (\$76,484), Finance & Insurance (\$69,567), and Wholesale Trade (\$62,596).

Land, Site, and Tax Information

SE/TP/RG: 06-29-16
Subdivision #:
Tax ID: [03-29-16-84978-003-0010](#)
Taxes: \$15,000.00
Auction Type:
Book/Page: 6/40 **Alt Key/Folio #:**
Legal Desc: Spring Park Resub Blk 3, Lots 5,6,7 and S 5 ft of lot 4 and Spring Park Resub Blk 3, lots 1,2,3 an N 20 ft of lot 4
Road Frontage: Access Road, City Street
Add Parcel: Yes **# of Parcels:**2
Utilities Data: Public
Parking: 13 to 18 Spaces
Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No

Zoning: RES
Future Land Use:
Tax Year: 2021
Property Access: No
Complex/Comm Name:
Development:
Flood Zone: xx
Additional Tax IDs:03-29-16-84978-003-0060

Section #: 06
Block/Parcel: 3
Lot #: 1,2,3,4
Front Exposure:
Front Footage:
Total Acreage: 1/2 to less than 1
Lot Size Acres: 0.60 **Lot Size:** 26,163 SqFt / 2,431 SqM
Waterfront Ft: 0
Water Name:
Water Extras: No

Interior Information

Floors: 2
A/C: Central Air, Other, Wall/Window Unit(s)
Heat/Fuel: Other

Total Number of Buildings: 2
Ceiling Height:
Water: None, Public

Offices:
Freezer Space YN: No
Window Features:Blinds, ENERGY STAR Quali Windows, Wood Frames

Exterior Information

Ext Construction: Block, Wood Frame
Roof Construction: Other
Foundation: Slab
Road Surface Type: Asphalt
Road Responsibility: Public Maintained Road
Building Features: Bathrooms, Fencing, On Site Shower, Other, Trash Removal
Signage:None

of Bays:
of Bays Grade Level:

Green Features

Income and Expense

Annual Net Income: **Annual Expenses:** 50,923 **Net Operating Income:** 114,677

Realtor Information

List Agent: [Julie Droishagen](#) **List Agent ID:** 360585133 **List Agent Direct:** 727-902-9233
List Agent E-mail: julie@floridabeachbusiness.com **List Agent Fax:** 727-771-8716 **List Agent Cell:** 727-902-9233
List 2 Agent: [Randall Ierna](#) **List Agent 2 ID:** 283500728 **List Agent 2 Phone:** 727-647-0813
List Agent 2 Email: c21realt@aol.com

List Office: [CENTURY 21 COASTAL ALLIANCE](#)

List Office 2:

[CENTURY 21 COASTAL ALLIANCE](#)

Original Price: \$2,495,900

On Market Date: 08/02/2022

Previous Price:

Possession: Close of Escrow

Owner: NAME OF RECORD

Spec List Type: Exclusive Right To Sell

Single Agent: 2%-\$300

Dual Variable Compensation YN: Yes

Sale Includes: Building(s) and Land, Furniture/Fixtures, Leases, Other

Realtor Info: Brochure Available, Confidentiality Letter Required, Currently Leased, No Sign, See Attachments

Confidential Info: Go To Site

Showing Instructions: Appointment Only, Call Listing Agent, Do Not Contact Tenants, No Sign, Other, See Remarks

Driving Directions: Google Maps From McMullen: From TPA Airport From PIE: 7 miles

Realtor Remarks: Request NDA from Broker Associate, Julie Drolshagen. NDA must be completed and buyers registered with proper details to rel financials. Please register your buyers with full name, DL # and proof of funds. LOIs are accepted with escrow. This can be a value or cap rate investment. Please download Infographics packet attached for your investors. Text Julie Drolshagen 727-902-9233 for more information.

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

Call Center #: 727-755-7300

List Office ID: 260032827

List Office 2 ID: 260033014

List Office Fax: 727-771-8716 List Office Phone: 727-771-8880

LP/SqFt: \$309.20

Expiration Date: 01/25/2023

Price Change:

Owner Phone:

Listing Type: Exclusive Right To Sell

Bonus:

Bonus Exp Date:

Non-Rep: 2%

Trans Broker: 2%-\$300

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