



BROKERAGE DONE DIFFERENTLY

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& play**

813.935.9600

TINA MARIE ELOIAN, CCIM
TINA@FLORIDACOMMERCIALGROUP.COM

813.359.7999

LEYLA MOHEBBI
LEYLA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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**2643 PINEHURST AVE.
BELLEAIR BLUFFS, FL 33770**

**5-Unit Multifamily Property
2 Separate Buildings w onsite parking**

**COMPLETELY RENOVATED
PRIME INVESTMENT OPPORTUNITY**



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INVESTMENT OPPORTUNITY



PROPERTY INFORMATION

- Parcel number: **32-29-15-95850-002-0040**
- Site improvements: **3,526 GSF**
- **Fully Renovated**
- Zoning: **Residential/Office/Retail.**
- Lot size: **7,906 SF**
- Lot dimensions: (approx.) **65' X 122'**
- Close to the beach
- Traffic: **9,284 N Indian Rocks Rd & Bay Way Ave**
- 2024 Taxes: **\$8,064.58**
- Frontage on Pinehurst Avenue
- A+ location
- Roof is 3 years old
- In the heart of beautiful Belleair Bluffs

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LISTING DETAILS

FINANCIAL & TERMS

STATUS: ACTIVE
 OFFERING PRICE: \$950,000
 PRICE PSF: \$269.43
 CAP RATE: 4%
 SPECIAL SALE PROVISIONS: NONE
 EXPENSES: AVAILABLE UPON REQUEST

LOCATION

STREET NUMBER: 2643
 STREET NAME: PINEHURST
 STREET SUFFIX: AVE
 STREET CITY: BELLEAIR BLUFFS
 COUNTY: PINELLAS
 TRAFFIC COUNT/ CROSS STREETS:
 MARKET: TAMPA/ ST. PETERSBURG
 SUB-MARKET: CLEARWATER

THE PROPERTY

FOLIO NUMBERS: 32-29-15-95850-002-0040
 YEAR BUILT: 1957
 SITE IMPROVEMENTS: 3,526 SF
 PROPERTY USE: RESIDENTIAL MULTI FAMILY
 ZONING: RESIDENTIAL/OFFICE/RETAIL
 LOT SIZE: 7,930 SF
 LOT DIMENSIONS: 75' X 122'
 FRONT FOOTAGE: 75'
 PARKING ONSITE/OFFSITE
 NUMBER OF PARKING SPACES: 12-14
 WATER VIEWS/ACCESS/WATER FRONTAGE: NO

TAXES

Tax Year: 2024
 Taxes: \$8,064.58

THE COMMUNITY

Legal description:

WELCH, JEWEL SUB BLK B, LOT 4

Driving Directions: from Tampa, take I-275 south to Saint Petersburg, exit on Gateway Express, Turn right on US 19, Turn left on W Bay Dr. Turn right on Indian Rocks Rd, turn left on Pinehurst Ave.



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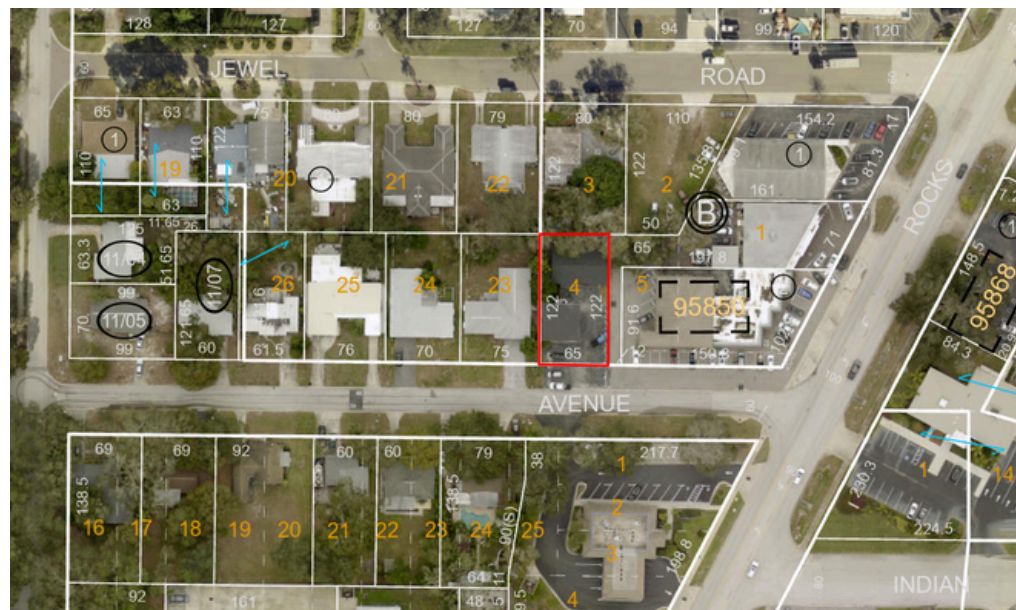
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AREA HIGHLIGHTS | DEMOGRAPHICS

BELLEAIR BLUFFS, FLORIDA, OFFERS A CHARMING AND VIBRANT COMMUNITY WITH PLENTY TO EXPLORE

- **PROXIMITY TO BEAUTIFUL BEACHES:** JUST A SHORT DRIVE FROM BELLEAIR BEACH AND CLEARWATER BEACH, BOTH OFFERING PRISTINE SAND AND CRYSTAL-CLEAR WATERS PERFECT FOR SWIMMING, SUNBATHING, AND WATER SPORTS.
- **NATURE AND OUTDOOR ACTIVITIES:** THE NEARBY BELLEAIR BLUFFS WATERFRONT PARK PROVIDES SCENIC VIEWS, WALKING TRAILS, AND PICNIC AREAS. IT'S AN IDEAL SPOT FOR RELAXING OUTDOORS OR ENJOYING A PEACEFUL STROLL.
- **LOCAL DINING AND SHOPPING:** BELLEAIR BLUFFS IS HOME TO A VARIETY OF LOCAL EATERIES, CAFES, AND BOUTIQUE SHOPS, OFFERING EVERYTHING FROM FRESH SEAFOOD TO UNIQUE GIFTS. POPULAR SPOTS INCLUDE THE BAKED BEAR FOR CUSTOM ICE CREAM SANDWICHES AND MITCH'S SEAFOOD FOR FRESH, LOCAL SEAFOOD.
- **PROXIMITY TO MAJOR HEALTHCARE:** THE AREA IS CONVENIENTLY LOCATED NEAR MORTON PLANT HOSPITAL, PROVIDING EXCELLENT HEALTHCARE SERVICES FOR RESIDENTS AND VISITORS.
- **CLOSE TO CULTURAL AND RECREATIONAL CENTERS:** THE NEARBY DUNEDIN AND CLEARWATER AREAS OFFER MUSEUMS, ART GALLERIES, AND RECREATIONAL OPTIONS, INCLUDING GOLF COURSES, THEATERS, AND MORE.
- **EASY ACCESS TO MAJOR ROADS:** WITH GREAT ACCESS TO U.S. ROUTE 19 ALTERNATE AND FLORIDA STATE ROAD 60, BELLEAIR BLUFFS IS WELL-CONNECTED TO SURROUNDING AREAS LIKE ST. PETERSBURG AND TAMPA.
- **RESIDENTIAL CHARM:** KNOWN FOR ITS PICTURESQUE HOMES AND LAID-BACK LIFESTYLE, BELLEAIR BLUFFS.



Demographics

	1 mile	3 miles
Population	9,536	82,403
Households	4,507	39,143
Median Age	53.70	53.20
Median HH Income	\$70,123	\$60,187
Daytime Employees	4,944	39,520
Population Growth '24 - '29	↑ 0.19%	↑ 1.50%
Household Growth '24 - '29	↑ 0.04%	↑ 1.48%



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Map | Photos



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YOUR PARAGRAPH TEXT

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Your Tampa Bay and Beyond Commercial Real Estate Experts

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

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- VALUATION & ADVISORY SERVICES
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CALL OUR TEAM TODAY!
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FLORIDACOMMERCIALGROUP.COM

OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

