

## 12487 SEMINOLE BLVD, LARGO



Outstanding opportunity to purchase a 6 or 7 unit strip center on the busy Alternate 19 corridor in mid Pinellas County, with a traffic count of about 35,000 cars daily

This is a corner location at 125th Ave N, which offers a median cut that allows drivers to turn into the center when travelling either north or south, and of course the same when exiting

Lot size totals 23,760 square feet, with 52 parking spaces; located in the City of Largo in the CG zoning district, the Commercial General category offers a wide range of acceptable uses

The building is of 1957 block construction and encompasses 6,250 square feet of leasable space with recent major upgrades and renovations such as a new roof, resealed parking lot and new gutters

Ideal for an investor, owner/user. or partial user; there are two vacancies, which the Seller will leave open for a Buyer depending upon their plan for the property

Exceptional visibility and ingress/egress from both directions, with a rare abundance of parking; please see page 2 for rent roll and expense information

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY

*Smith & Associates does not guarantee any representations. Important facts should be confirmed by the Buyer*

**PAT CALHOON, COMMERCIAL BROKER**  
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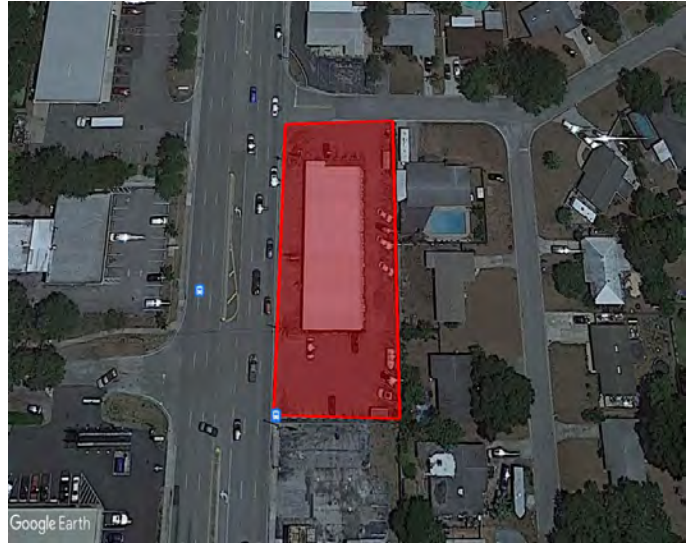
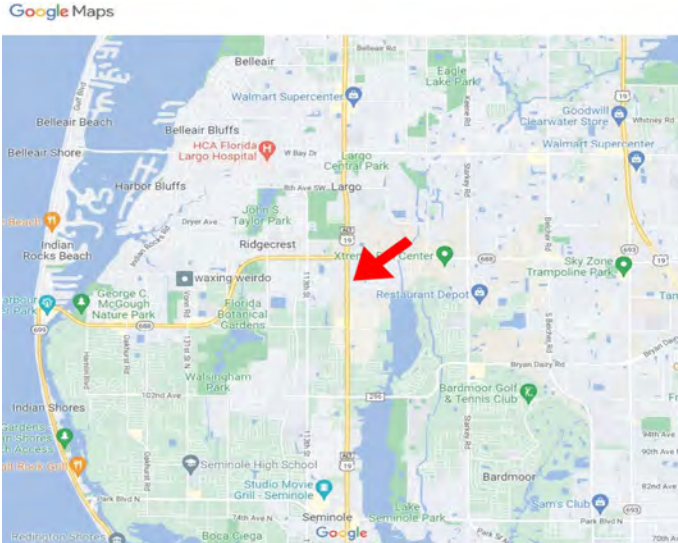
## 12487 SEMINOLE BLVD RENT ROLL

TENANT	UNIT NUMBER	MONTHLY RENT	LEASE EXPIRATION	UNIT SIZE	OPTIONS
SMOKE SHOP	12487	\$ 905.00	01/31/24	900	1 (2) YEAR
BARBER SHOP	12489	\$ 640.00	MO-TO-MO	800	0
VACANT	12491	0	0	766	0
SPA	12493	\$ 850.00	07/31/22	950	1 (3) YEAR
VACUUM STORE	12495-97	\$ 1,729.00	10/31/22	1,600	1 (2) YEAR
VACANT	12499	0	0	1,280	0

THE OPTIONS TO RENEW ARE NOT A SET FIGURE, BUT ARE TO BE CALCULATED AT MARKET RENT

TENANTS PAY THEIR OWN ELECTRIC, WATER, SEWER AND GARBAGE

LANDLORD EXPENSES, OTHER THAN MINOR MAINTENANCE, ARE \$ 8,435 FOR REAL ESTATE TAXES, AND \$ 3,200 FOR INSURANCE; THEY DO NOT CARRY WIND



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