



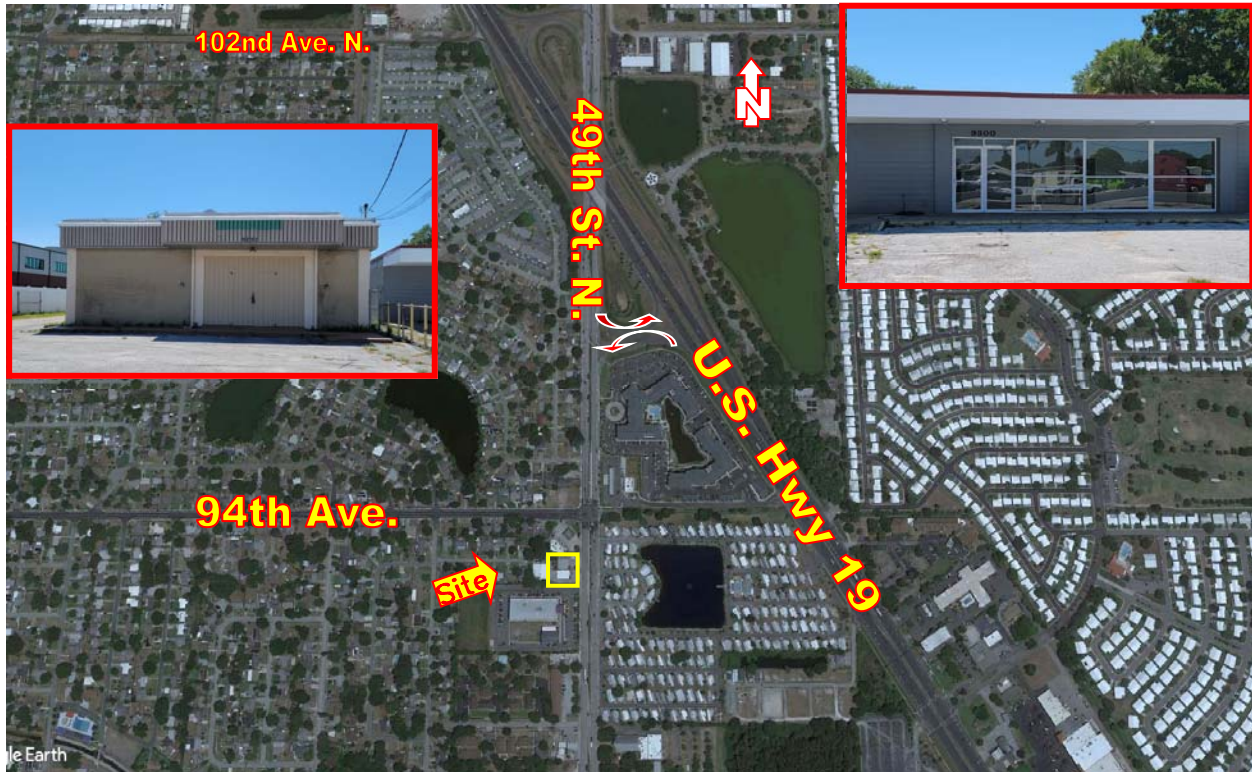
KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1611/LO-1241

MIXED USE BUILDINGS

FOR SALE OR LEASE



9300 / 9292 A & B 49TH STREET N
PINELLAS PARK, FL 33782

- 1,960 SF - OFFICE / RETAIL
- 2,400 SF - OFFICE / RETAIL
- 6,400 SF - WAREHOUSE
- HIGH PROFILE
- CLOSE TO US HWY. 19 ON RAMP
- **LEASE RATE: FROM \$10.75 NNN - \$14.25 NNN**
- **SALE PRICE: \$2,650,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 9300 & 9292 A & B 49TH St. N.
Pinellas Park, FL 33782

LOCATION: SW Corner of 94th Ave. & 49 St. N.

LAND AREA: 38,818 SF (.80 Acre)

DIMENSIONS: 139.9 x 250'

ZONING: B-1, General Commercial, City of Pinellas Park

LAND USE: CG

FLOOD ZONE: AE – Flood Insurance Required

IMPROVEMENTS: #9300 - 1,960 SF

#9292 - 2,400 SF & 6,400 SF

YEAR BUILT: 1966 / 1975 / 1983

LEGAL DESCRIPTION: Lengthy, in listing file.

UTILITIES: Electric - Duke Energy

Water, Sewer & Trash – Pinellas County

PARKING: 30 Vehicles

TAXES: \$11,630.00 (2021) (9292 A&B)

\$ 3,826.64 (2021) (9300)

PRESENT USE: Vacant

MORTGAGE HOLDER: Private

PARCEL ID #: 21-30-16-69822-400-3501 & 3502

TRAFFIC COUNT: 40,000 v.p.d

PRICE: \$2,650,000

TERMS: Cash

NOTES: Great opportunity to Lease or Own high profile Office or Retail with adjoining Flex property for storage. Located at the SW corner of 94th Ave., just off 49th St., N. Users have their choice of 1,960 SF wide open free standing building or 2,400 SF with updated offices with small shipping & receiving area. Also on site is a 6,400 SF Flex building currently configured as one 4,800 SF unit and one- 1,600 SF unit. Flexible B-1 Pinellas Park zoning.

KEY HOOK#: 15

ASSOCIATE: Larry Gilbert

SIGNAGE: 3 x 4

LISTING CODE: SI-1611/LO-1241-3-31

SHOWING INFORMATION: Call listing office to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 10,760 ± SF

SPACE AVAILABLE:

9300 49th St. - 1,960 SF @ \$13.57/SF NNN (\$4.43)

9292-A 49th St. - 2,400 SF @ \$14.25/SF NNN (\$5.76)

9292-B 49th St. - 6,400 SF @ \$10.75/SF NNN (\$3.76)

PARKING: 30 spaces

RENT: From: \$10.75 NNN - \$14.25 NNN

OCCUPANCY: Immediately

ESCALATION: 5%

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes

NNN

Insurance

NNN

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

NNN

Interior Maintenance

X

Water

X

Management

NNN

Electric

X



9292 - Building B

MINIMUM TERM: 3 Years

SIGNAGE: Pylon / Building