



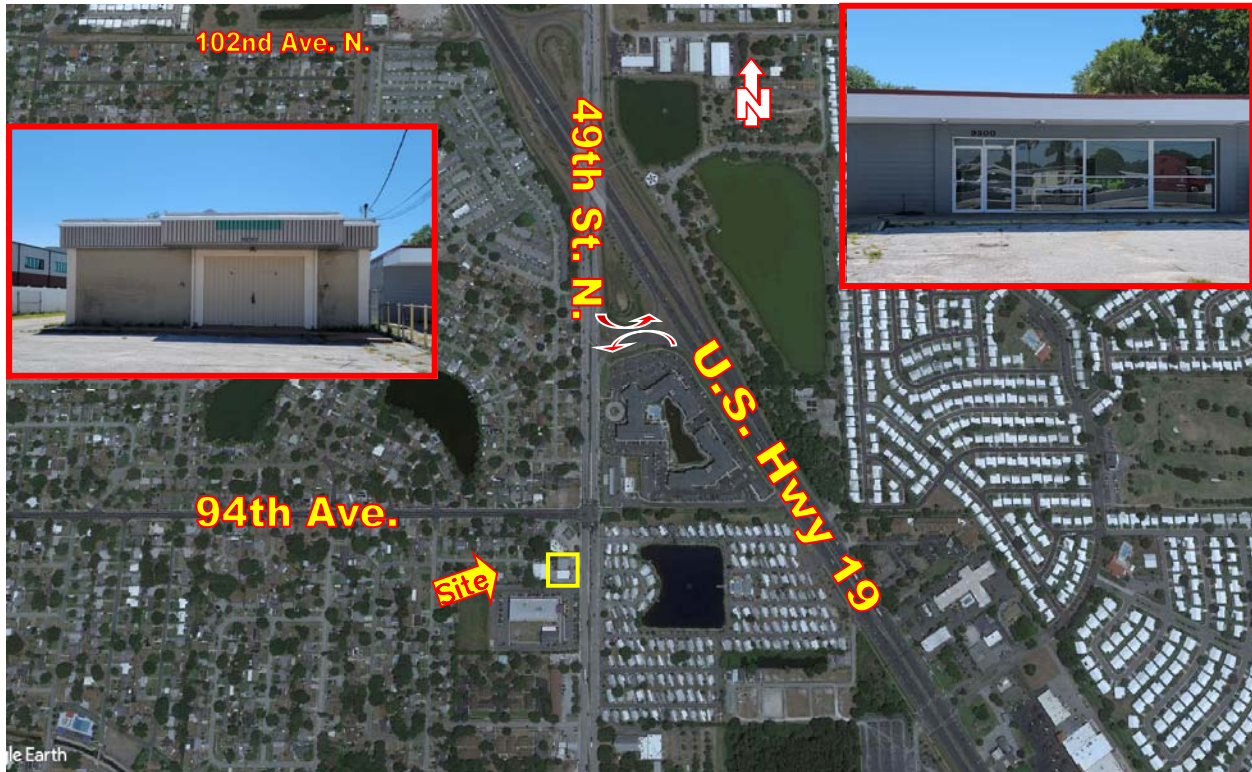
KLEIN & HEUCHAN, INC
REALTORS

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 \$14/SF INDUSTRIAL GROSS**
- **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 - 6,400 SF
#9292 - 2,400 SF & 1,960 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 (2021) (3 Building total)

PRESENT USE: Vacant

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

MORTGAGE HOLDER: Private

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 1960 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 3,200 SF unit and 2- 1,600 SF units. 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 @ \$14.50/SF + CAM

9292-A 49th St. - 2,400 SF @ \$14.50/SF + CAM

9292-B 49th St. - 6,400 SF @ \$14.00/SF Indus. Gross

PARKING: 30 spaces

RENT: From: \$14/SF, Industrial Gross

OCCUPANCY: Immediately

ESCALATION: 5%

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes

CAM*

Insurance

CAM*

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

CAM*

Interior Maintenance

X

Water

CAM*

Management

CAM*

Electric

X

*CAM \$3.50/PSF. Est.



9292 - Building B

MINIMUM TERM: 3 Years

SIGNAGE: Pylon / Building