

## Featured Property

**Brief Description:** Perfect Parcel with historic 12,000 SF building in the heart of uptown. Across the street from the Dome. Perfect for a Bar, Restaurant, or loft style apartments or offices. Building needs some TLC.

**Address: 1000 Central Avenue, St. Petersburg, Florida**

**PRICE: \$1,000,000.00**



## Property Attributes

- Excellent location fronting on 1st Ave S and Central Avenue.
- Adjacent to 1010 Central Mixed use development.
- Building is also available For Lease.
- The front building is a small office / Retail Space.
- The back building is a large warehouse with high ceilings, unique architecture, and a full basement.

## Directions to Property

From downtown St. Petersburg, proceed West on Central Avenue to address on the Left hand Side.

From I-275, Take the 5<sup>th</sup> Ave N exit, and go straight until you reach central. Turn right on central Avenue to address on the LHS.



Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.

## Buddy Sauter & Associates - Property Overview - 727-421-3706

Address: 1000 Central Ave St Petersburg, FL 33705-1649

Location: Pinellas County

Land Area: 0.4848 Acres

Zoning: DC - 1

Building Heated Square Feet: 9,308 Sq Ft

Building Total Square Feet: 13,354 Sq Ft

Flood Zone: Non evacuation

Improvements:

Legal Description: Central Land & Title Co's Replat Lot 10

Year Built: 1929

Utilities: Water / Sewer / Electric

Parking: Off Street

Present Use: Industrial

Taxes: \$15,620 in 2008

Parcel Id: 24-31-16-14544-000-0100

Mortgage Holder: N/A

Traffic Count:

Sale Price: \$1,000,000.00

Lease Rate: TBD / Negotiable

Terms: Cash or Conventional Financing

Contact Agent for showing instructions.



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