

## Featured Property

Brief Description: Attractive, functional office building offered for lease at competitive rates. Just right for a quality tenant looking for a new home.

**Address: 3125 5th Ave N St Petersburg, FL 33713**

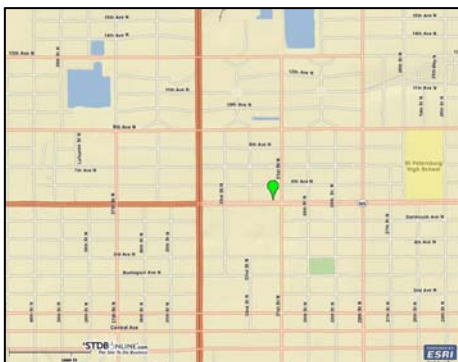
**Lease Rate of \$6.25/SF**

**For Sale at \$975,000.**



## Property Attributes

- Excellent Location at lighted Intersection.
- 300 Ft of Frontage on 5<sup>th</sup> Ave N.
- Spacious parking (63 Marked Spaces)
- Elevator
- Well landscaped grounds.
- Minimum leasable space - One Floor (approx. 5000 SF)
- Maximum Leasable space - 15,000 SF (3 Floors)
- Traffic Count of 30,000 Cars per Day.
- Near Downtown St. Petersburg and St. Anthony's Hospital.
- Offered for Lease and For Sale



## Directions to Property

From Downtown St. Petersburg, Take 5<sup>th</sup> Ave N to the Address (on RHS).

From I-275, exit on the 5<sup>th</sup> Ave N ramp, take a right at the light and proceed to address.

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: 3125 5th Ave N St Petersburg  
 Location: Pinellas County  
 Land Area: ¾ acres  
 Zoning: CRT – 1 (Commercial General)  
 Building Heated Square Feet: 15,429  
 Building Total Square Feet: 16,341  
 Flood Zone: Non evacuation  
 Improvements: 15K SF bldg, Paved parking  
 Legal Description: Kenwood Sub Add Blk 24,Lots 15,16 And 17  
 Year Built: 1957  
 Utilities: Water / Sewer / Electric  
 Parking: Spacious parking (63 Marked Spaces)  
 Present Use: Office Building  
 Taxes: \$9,695 in 2008

Parcel Id: 14-31-16-46350-024-0150  
 Mortgage Holder: N/A  
 Traffic Count: 30,000 cars per day  
 Sale Price: \$975,000.  
 Lease Rate: \$6.25/SF  
 Terms:

Offered rates are for one floor minimum and a three year minimum lease.

### LEASING INFORMATION

Escalation: TBD  
 Parking : 63 Marked Spaces

OTHER CHARGES	OWNER	TENANT
Real Estate Taxes	X	
Insurance - Bldg.	X	
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X
Management	X	
Electric		X



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.