

Featured Property

Brief Description: Excellent 15,000 SF Retail / Office Building on the busiest part of US Hwy 19. One acre of land with excellent access.

Address: 450 34th St N, St. Petersburg, Florida

PRICE: \$1,100,000.00



Property Attributes

- On the Going Home side of US Hwy 19 (34th St) in St. Petersburg.
- Nearby CVS, Walmart (pending), Walgreens, Gas Stations.
- Two Story building in very good condition.
- Current use is an Asian Grocery.
- Previous use was a bank building.
- Additional land available if needed (1/3 acre)
- 600 Amps of Power
- 63 lines parking spaces with plenty of room for more.
- Parcel is one full acre.
- Can be easily converted back to office use.



Directions to Property

From Downtown St. Petersburg, take Central Ave West to 34th Street. Turn right on 34th St and proceed to address on the LHS.

From I- 275, take the 22nd Ave N exit and proceed West (going past the Home depot and Lowes). Turn left at 34th Street and proceed to address on the RHS.

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: : 450 34th St N, St. Petersburg, Florida

Location: Pinellas County

Land Area: One Acre

Zoning: CCS-1

Building Heated Square Feet: 13,366 SQ FT

Building Total Square Feet: 14,506 SQ FT

Flood Zone: Non evacuation

Improvements:

Legal Description: Powers Central Park Sub Blk 6, Lots 2-8 Incl & W 30ft Of Lot 1

Year Built: 1970

Utilities: Water / Sewer / Electric

Parking: Parking lot available

Present Use: Office Building

Taxes: \$17,775 in 2008

Parcel Id: 22-31-16-72756-006-0020

Mortgage Holder: N/A

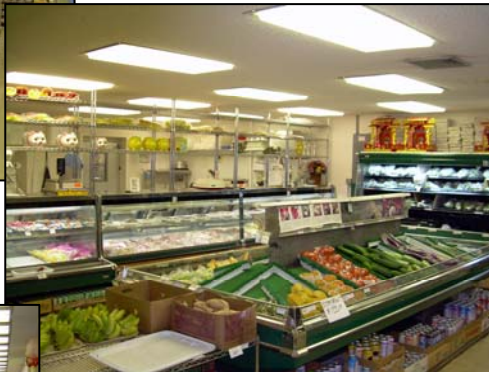
Traffic Count: 40K Cars per day

Sale Price: \$1,100,000.00

Lease Rate: Not for Lease

Terms: Cash or Conventional Financing

Contact agent for showing instructions. The grocery store is open 6 days per week if you would like to take a quick look, just make a point to buy something and be discrete.



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KELLER WILLIAMS
GULF COAST REALTY