

Featured Property

Brief Description: Investment Industrial Property comprised of two buildings. HVAC in 80% of the well insulated space. Tall ceilings, clean offices and a superb location and stable tenants make this an excellent acquisition for any investor.

Address: 4705 95th St N St Petersburg, FL 33708 – 3723

PRICE: \$925,000



Property Attributes

- 10% Capitalization Rate
- Stable, diversified, tenant mix
- Concrete block offices, metal construction for Industrial space.
- Nice, large air conditioned offices
- Ample parking and truck space.
- Dock high and grade level loading docks.
- Spacious yard / outside storage space



Directions to Property

Head south. Turn right toward Yale St N. Take the 1st left onto Yale St N. Turn right at 9th Ave N. Turn right at Tyrone Blvd N/US-19 Alt N Continue to follow US-19 Alt N. Turn right at 95th St N. Destination will be on the right

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: 4705 95th St N

Location: Pinellas County

Land Area: 1.1684 Acres

Zoning:

Building Heated Square Feet: 21,400

Building Total Square Feet: 21,400

Flood Zone:

Improvements:

Legal Description: Madeira Industrial Sec 1 Blk A, Lot 8 & N 95.7ft Of Lot 7 & Unplatted Land To E Desc Beg Ne Cor Of Sd Lot 8 Th E 60ft Th S 196ft Th W 60ft Th N 196ft To Pob

Year Built: 1969

Utilities: Water / Sewer / Electric

Parking: Street Parking

Present Use: Warehouse

Taxes: \$13,540 in 2009

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

Parcel Id: 02-31-15-54216-001-0080

Mortgage Holder:

Traffic Count: N/A

Sale Price:\$ 925,000

Lease Rate: varies by tenant

Terms: Cash or Conventional

Please contact listing agent for showing by calling 727 421 3706.

Do not approach building without an appointment as a courtesy to the tenants.

LEASING INFORMATION

Project Size

Occupancy

Escalation

Parking: Street Parking

Space Available : 21,400 Sq Ft

Rent



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