

For Sale \$1,999,000

OFFICE, SHOWROOM AND WAREHOUSE OPPORTUNITY



This is an exceptionally nice office, showroom & warehouse opportunity on heavily traveled 66th St. N. between Ulmerton Rd. and Park Blvd.

2.4 acre parcel provides for about 85 parking spaces, and corner lot allows for easy access from either north or south direction

The front 24,700 square feet of the building is vacant, and features about 20,400 sq. ft. of air conditioned showroom, and 3,300 sq. ft. of warehouse with a grade level and a truck well, with 20' ceiling height

The back section of the building, totals 23,064 sq. ft., with 4,500 as a showroom or office, and 18,564 sq. ft. of warehouse, with 3 truck wells, and 1 dock high bay

This section was built in 2009, is in excellent condition, and currently occupied on a 3 year lease at \$8,000 per month gross; the office/retail area is air conditioned, the warehouse is not

Located in the City of Pinellas Park, with Heavy Commercial zoning, and a conditional use to allow wholesale as well

Pat Calhoon, Commercial Broker 727.542.0998 | pcalhoon@smithandassociates.com | www.patcalhoon.com

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Smith &
Associates Commercial

66th ST INVESTMENT PROPERTY

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For additional information or to schedule an appointment to tour the property, please contact:

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