

SEMINOLE COMMERCIAL OFFICE BUILDING WITH STORAGE

For Sale \$599,000

7600 131ST STREET



Excellent opportunity to purchase a free standing building in the desirable and sought after area of Seminole, just a short distance to the beaches and not in a flood zone

The frame & stucco two story building totals about 8,400 square feet and was built in 1993

Lot size is 43,950 square feet, a little over an acre, with 150 feet of frontage on 131st St. just south of the Park Blvd intersection

Downstairs has 6 offices and one break room, with a 12 foot overhead door in the back that enters into a wide open storage or work area

Upstairs has a sizeable open space with three large storage rooms, and is accessed by an elevator as well as two sets of staircase

The building is priced to reflect significant interior renovations that will be needed once the current month to month tenants vacate at time of sale

Central air conditioning and heat, 400 amp service, and 5 overall restrooms

Located in unincorporated Pinellas County, the zoning is C-1 Neighborhood Commercial and the land use is C-G, allowing for many personal services, offices, or medical uses

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