

For Sale \$379,000

2188 PALM WAY, LARGO 33771



Outstanding opportunity to purchase a well maintained office & warehouse building in a quiet area, yet just off of Ulmerton Road in unincorporated Pinellas County

Totaling about 5,700 square feet, the block building was constructed in 1986, and sits on a 100' x 166' lot with adequate parking

The front half of the building will be vacant, and has been used as office and showroom, but was originally all warehouse as well; it could be kept as is or returned to its original purpose; it has 3 offices, a break room and storage with a roll up door

The back half has been used by the owner or rented over the years, is air conditioned clear span space, with 3 phase power, a 10' foot roll up door, and 10' ceiling height, which could be increased by removing the drop ceiling

Ideal for an investor, user, or partial user; the front has been leased for \$ 1,800 per month, and the back for \$ 1,200, but both could be increased with new tenants

There is a rolled silicone roof recently done, and the south and west portion of the lot are fenced

Take Ulmerton Road west to Coral Way, north for one block to 135th Place, then west one block to Palm Way, with building on the corner

Pat Calhoon, Commercial Broker 727.542.0998
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MID COUNTY OFFICE/WAREHOUSE

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