

# MID COUNTY OFFICE BUILDING

For Sale \$479,000

4020 Portsmouth Road, Largo, FL 33771



Excellent opportunity to purchase a well built and maintained office building, just off busy Belcher Road in Mid Pinellas County

Block construction and built in 1981, with 3,940 square feet of space on a lot size of 200 x 120 feet

Currently occupied by the sellers; the building will be delivered vacant, and is ideal for an investor or an owner user

Ample parking with 22 spaces; a nice tree shaded lot and brick façade give the building a very desirable and professional appearance

Although its current use is for one occupant, this would be an easy conversion to multiple tenants, as there are four air conditioning units, and three exterior doors

The interior has a large reception area, multiple large offices and conference rooms, two bathrooms, and a small kitchen area

Along with other recent improvements, the roof was replaced in 2014, and the parking lot was re-asphalted also in 2014

Shown by appointment only, during the day, during the week.

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**DIRECT** 727.542.0998 **OFFICE** 727.282.1788

[pcalhoon@smithandassociates.com](mailto:pcalhoon@smithandassociates.com)

[PATCALHOON.COM](http://PATCALHOON.COM)

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