



## Property Details:

- Zoning CG (Commercial General)
- Buildings (2) 3,900 sf (1,500 + 2,400)
- Lot Size 14,760 Lot sf; .34 Acres
- Income Rear bld \$800/m till 2010
- Occupancy 1500 sf Vac 2400 sf leased
- Features Busy major commercial st
- Frontage 60' on Missouri x 246'
- Terms 20% down Owner Finance

## (2) Freestanding Bldgs Ideal Showroom & Warehouse Mix

**\$350,000**  
**Sale, Lease, Option, Terms?**

Missouri Ave is a very high-exposure thoroughfare within Pinellas in growing Largo. This offering is for (2) commercial freestanding buildings which total 3,900 sf and sit on the same parcel (one front and one in back). Property is situated between Highland and Alt 19 and just 4-5 blocks south of Bellaire Street and less than 1 mile (walking distance) to Wal-Mart and the Publix Super Market. Frontage consists of 6 lanes of passing traffic and there are 2 shopping strip malls on the left and right sides of the property. Zoned CG (Commercial General), the front building can be use for office, retail or professional uses and is currently divided w/ a door b/w the two (use to have State Farm Insurance office and Antique store). Rear building is now rented by ex-family member of the owner for \$800.00/month (Largo Radiator) w/ tenant responsible for all own utilities and their portion of property for repairs. There are approximately 20 total parking spaces (including front, side and rear). Call to schedule any/ all showings. Owner very motivated and may even consider holding paper w/ 20% down. This parcel is ideal for owner user who desires a showroom/ warehouse facility or multi-tenant "mom and pop" retail for investment purposes.

### THE HAGER/ NOLL TEAM



**MAI NGUYEN**  
Commercial Specialists  
2201 West Swann Ave.  
Tampa, FL 33606  
727-535-4030

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Mai Nguyen 727-535-4030 or 813-253-2444

## PROPERTY INFORMATION

**1)** Property: **1723 S MISSOURI AVE, CLEARWATER FL 33756-1222 C001**  
 APN: **29-15-27-72540-000-0192** Strap #: **27-29-15-72540-000-0192**  
 Card #: **0 of 2** Mill Code: **LA** Use: **AUTO REPAIR**  
 County: **PINELLAS, FL** Prop Tax: **\$4,460.80** Total Value: **\$205,000**  
 Census: **255.04** Tax Yr: **2005** Delinq: Land Value: **\$112,900**  
 Map Pg: **115** Tax Appraisal: **LA** Imprv Value: **\$92,100**  
 A/M Vol/Pg 1: **/ 0115** Exemptions: Taxable Val: **\$205,000**  
 A/M Vol/Pg 2: **/** Building Val:  
 T/R/S: **29-15-27** Agricult Val:  
 Municipality: Assd Yr: **2005**  
 Subdivision: **PONCE DELEON ESTATES** % Improve: **045%**



Rear Bldg – 2,400 sf – rented till 2010 Plenty of side and rear parking!!



Other Last Sale Info = # Parcels:

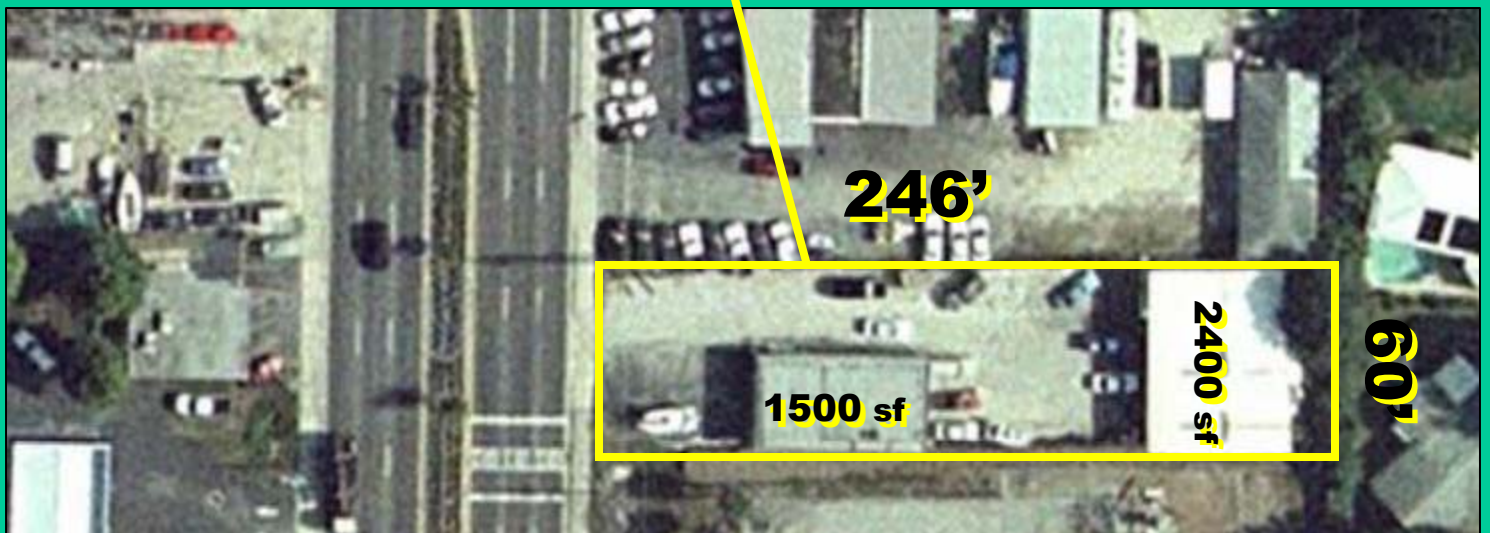
Type 2:

Pend:

## SITE INFORMATION

Zoning:	Garage Cap#:	Acres:	<b>0.34</b>
County Use: <b>27343</b>	Carport Area:	Lot Area:	<b>14,760</b>
State Use: <b>27</b>	Garage 2 Sqft:	Lot Width:	<b>60.00</b>
Bldg Class:	Parking Sqft:	Lot Depth:	<b>246.00</b>
Location Type:	Parking Type:	Usable Lot Area:	
Site Influence:			

# Commercial Property on Missouri Clearwater



# 1 Mile Radius from Hi-Visibility 1723 Missouri 2 Commercial Buildings totaling 3900 sf

