

FOR SALE \$1,850,000

Multi-Tenant Office & Warehouse Zoned General Commercial (B-1)

4643 & 4669 73rd Avenue North
Pinellas Park, FL 33781



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Multi-Tenant Office & Warehouse Buildings

4643 & 4669 73rd Avenue North
Pinellas Park, FL

OFFERING HIGHLIGHTS

Price (4643 73rd Ave)	\$1,250,000
Parcel Number	27-30-16-10494-012-0190
Gross / Heated Warehouse	8,750 / 8,750
Built	1960 (3,750 SF) & 1973 (5,000 SF)
Acres	0.53
Price (4669 73rd Ave)	\$600,000
Parcel Number	27-30-16-10494-012-0170
Gross / Heated Office	3,150 / 2,800
Built	1982
Acres	0.26
Water/Sewer	Pinellas Park
Power	Duke Energy
Zoning	General Commercial (B-1)
Flood Zone (Buildings)	X



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OFFERING SUMMARY

Bridgewater Commercial is pleased to present two versatile B-1 zoned multi-tenant adjoining properties located one block south of Park Boulevard in the Pinellas Park Community Redevelopment District (CRD). Both properties feature under-market rents and present a strong value-add opportunity through rental growth, lease stabilization, and potential owner-occupancy. The properties may be purchased separately or together. These functional, affordably priced buildings in a prime Pinellas Park location are ideal for contractors, service businesses, light industrial users, or professional office tenants seeking well-located space with significant upside potential.

The warehouse at 4643 73rd Avenue is priced at \$1,250,000 and consists of 8,750 square feet across two buildings (built 1960 and 1973) on 0.53 acres. The office building at 4669 73rd Avenue is priced at \$600,000 and contains 2,800 square feet on 0.26 acres. Together the offering totals \$1,850,000 on 0.79 acres. Both properties are connected to municipal water and sewer and enjoy easy access from 73rd Avenue and Park Boulevard.

Current Performance and Proforma

For 2026, the warehouse generates \$49,800 in rental income and \$30,485 in Net Operating Income. The office building produces \$31,800 in rental income and \$24,274 in Net Operating Income. Combined Year 1 Net Operating Income totals \$54,759. Under 2027 proforma assumptions, the combined Net Operating Income increases to \$137,659.

Property Descriptions

The 4643 73rd Avenue warehouse complex includes a 3,750 SF building constructed in 1960 and a 5,000 SF building built in 1973. Both buildings offer nine-foot clear ceiling heights. The 1960 building features two loading ramps with new overhead doors and a van-high dock, both updated in 2024, along with 220-volt single-phase power. The 1973 building contains three current units (originally four) with a mix of grade-level overhead doors and 3-phase power available in select units. New TPO roofs were installed in 2017 on the 1973 building and 2018 on the 1960 building. The property currently has three tenants occupying 4,800 SF with the remainder owner-occupied (tenants pay electric). All tenancies are month-to-month. The 4669 73rd Avenue office/flex building was constructed in 1982 and offers 2,800 square feet with twelve parking spaces and four roll-up garage doors on the rear (some of which have been enclosed by tenants). The roof was coated in 2022 with a high-solids silicone coating. HVAC units have been replaced over the past eight years. The building is currently fully leased to three tenants on month-to-month terms, including a long-term occupant in the 1,400 SF combined space since the mid-1990s. The office tenants pay for their own utilities.

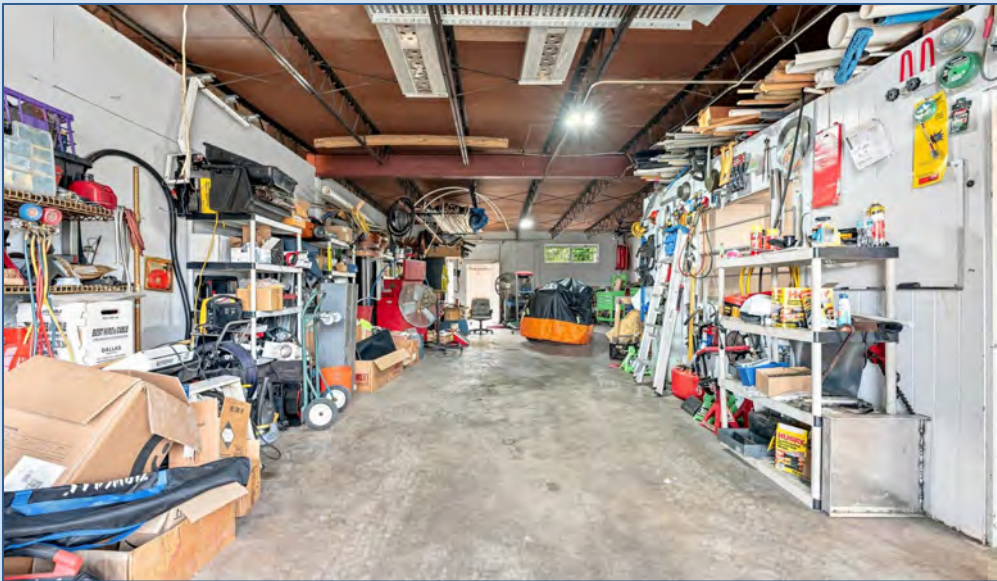
Location and Zoning

Located in Pinellas Park one block south of Park Boulevard, the properties are within a five-minute drive to I-275 and US 19. The B-1 zoning is highly flexible and supports multifamily development up to 15 units per net acre (with potential increases to 24 units per acre for mixed-use or affordable housing projects), single family homes, live/work units, light repair, assembly, and small-scale manufacturing (when combined with retail or residential uses), mixed-use residential/office/personal services/retail, auto repair, light machinery sales and service, outdoor sales of boats and RVs, retail sales and repair services, indoor storage facilities, indoor recreation and game establishments, child and adult daycare centers, contractor offices and shops (no outdoor storage), and numerous additional uses.

4643 73rd AVE. WAREHOUSE FINANCIAL OVERVIEW

	Year 1	
	Total	\$/SF
<u>2026 Projected Income</u>		
*Rental Income	\$49,800	\$5.69
2027 Proforma Income	\$122,500	\$14.00
<u>2025 Annual Expenses</u>		
** Property Insurance (2025/26)	\$3,592	\$0.41
Real Estate Taxes (2025)	\$10,640	\$1.22
Water/Sewer/Trash 2025	\$3,883	\$0.44
Duke Electric	Tenants	\$0
Repairs/Grounds (2025)	\$1,200	\$0.14
Total Operating Expense	\$19,315	\$2.21
<u>Net Operating Income</u>	\$30,485	\$3.48
<u>Proforma NOI</u>	\$103,185	\$11.79

* Three tenants in 4,800 SF. Remainder owner occupied.
** Policy of \$4,741 includes adjoining office building, \$3,592 is estimated for the warehouse.



4643 73rd AVE. WAREHOUSE RENT ROLL

Unit	Tenant	Tenancy Commenced	Lease End	Square Feet	% of NLA	Rent		Rent \$ PSF / Year	Security Deposit
						Year	Month		
4637, 4651	Sayko Plumbing & Air	7.7.23	MTM	2,400	27.43%	\$26,400	\$2,200	\$11.00	\$1,100 + \$1,100 last month rent
4645	Steve Prather	2015	MTM	1,200	13.71%	\$12,000	\$1,000	\$10.00	\$700
4639	Apostolic Bible Church	1996	MTM	1,200	13.71%	\$11,400	\$900	\$9.50	\$350
Owner or Vacant				3,950	45.14%	NA			
Totals				8,750	100%	\$49,800	\$4,100	\$10.17 AVG	
The above rent roll reflects tenant's rent as of 07.05.2026, annualized to a full year.									

4669 73rd AVE. OFFICE BUILDING FINANCIAL OVERVIEW

	Year 1	
	Total	\$/SF
2026 Projected Income		
Rental Income	\$31,800	\$11.36
2027 Proforma Income	\$42,000	\$15.00
2025 Annual Expenses		
* Property Insurance (2025/26)	\$1,149	\$0.41
Real Estate Taxes (2025)	\$5,977	\$2.14
Water/Sewer/Trash 2025	Tenants	\$0
Duke Electric	Tenants	\$0
Repairs/Grounds (2025)	\$400	\$0.14
Total Operating Expense	\$7,526	\$2.69
Net Operating Income	\$24,274	\$8.67
Proforma NOI	\$34,474	\$12.31

* Policy of \$4,741 includes adjoining warehouse building, \$3,592 is estimated for the warehouse.

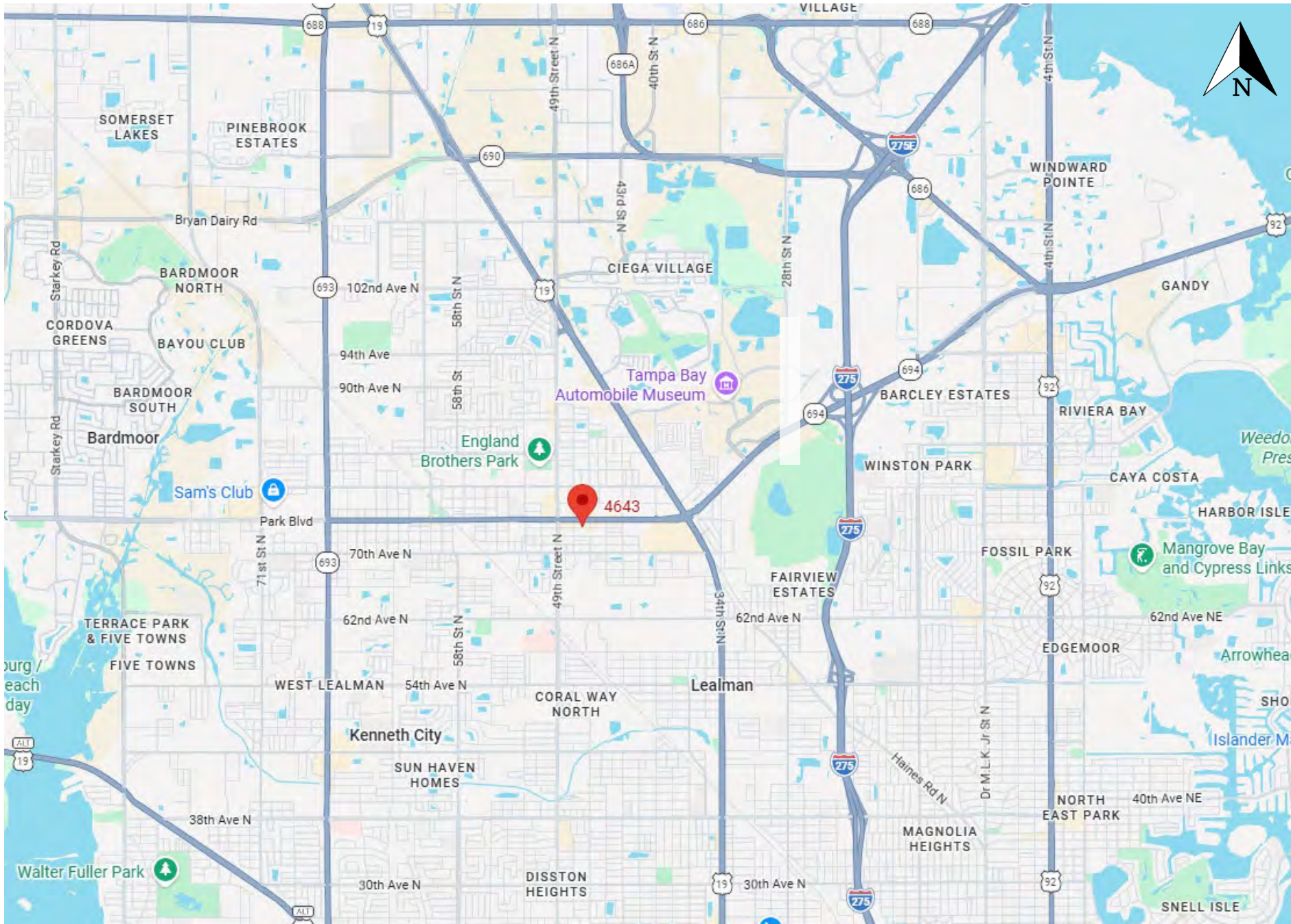


4669 73rd AVE. OFFICE RENT ROLL

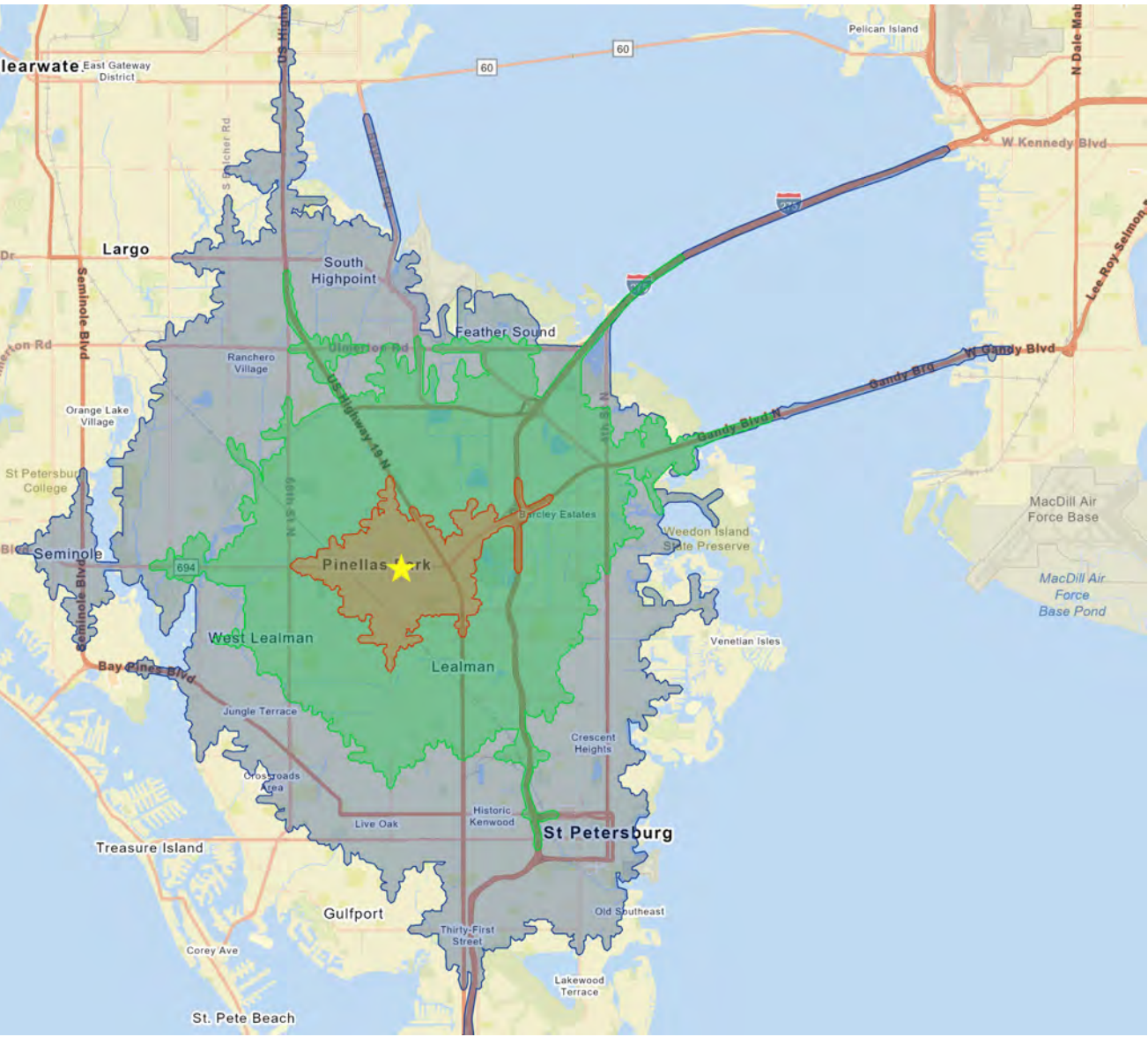
Unit	Tenant	Tenancy Commenced	Lease End	Square Feet	% of NLA	Rent		Rent \$ PSF / Year	Security Deposit
						Year	Month		
A & B	Glenn Laubaugh	>20 years	MTM	1,400	50%	\$15,000	\$1,250	\$10.71	\$575
C	Lee Scharrer	2007	MTM	700	25%	\$8,400	\$700	\$12.00	\$425
D	Diamond Copier & Computers	2015	MTM	700	25%	\$8,400	\$700	\$12.00	\$500 + \$500 last month rent
Totals				2,800	100%	\$31,800	\$2,650	\$11.57 AVG	
The above rent roll reflects tenant's rent as of 07.05.2026, annualized to a full year.									

Multi-Tenant Office & Warehouse Buildings

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Pinellas Park, FL



5-10-15 MINUTE DRIVE TIMES



Total Population

5 Minute Drive:	22,232
10 Minute Drive:	148,718
15 Minute Drive:	365,518



Total Households

5 Minute Drive:	10,157
10 Minute Drive:	67,363
15 Minute Drive:	172,455



Daytime Workers

5 Minute Drive:	14,715
10 Minute Drive:	91,811
15 Minute Drive:	238,645



Median Age

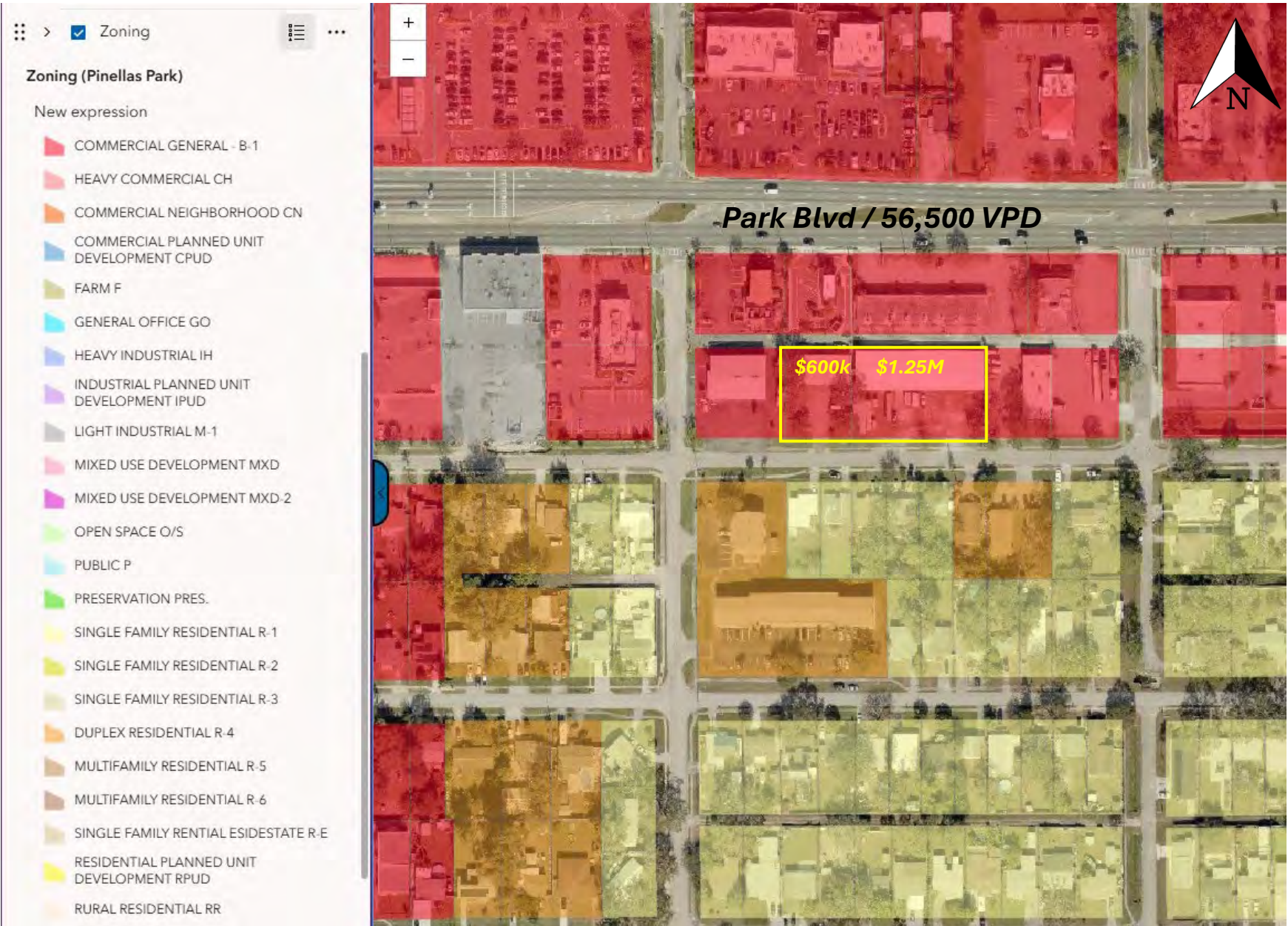
5 Minute Drive:	43.5
10 Minute Drive:	44.4
15 Minute Drive:	45.0



Median HH Income

5 Minute Drive:	\$69,926
10 Minute Drive:	\$72,270
15 Minute Drive:	\$74,619

Zoning Map



Flood Zone Map



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Park Blvd / 56,500 VPD

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***Downtown
St. Petersburg***



PINELLAS PARK PERMITTED USES
B-1 Community Redevelopment District (CRD)
(Always check Municode for latest updates)

Multifamily: Allowed up to 15.0 units per net acre. **CRD parcel incentive increase:** City Council may, at its sole discretion, approve up to 24 dwelling units per net acre if it finds the added density supports mixed-use development or affordable housing, subject to the applicable development approval and location criteria.

Single Family Homes

Live/Work Units

Light repair, assembly, and small-scale manufacturing (artisans/crafters) is allowed when combined with retail and/or residential uses, as long as it's not located in the front one-fourth (¼) of the building, it doesn't cause impacts prohibited under Section 18-1524.5(E), and there is **no outdoor storage** allowed for this activity.

Mixed use; residential/office/personal services/retail (Conditional Approval)

Auto Repair (Permitted & Conditional based on intensity)

Light Machinery Sales & Service

Outdoor Sales of Boat/RV's (Conditional Approval)

Retail Sales and Repair Services

Climate Controlled Storage Facility (Conditional Approval)

Indoor Recreation and Game Establishments

Child and Adult Daycare Centers

Contractor Offices & Shops (no outdoor storage)

Numerous additional uses

BROKER BIO'S



SHANE BILLINGS, Broker Associate - Tampa
Specialties: Investment & Land Sales, Industrial & Office Sales & Leasing

Shane earned the title of Bridgewater's Top Producer in both 2021 and 2024. He holds a BS in Environmental Science from Indiana University and brings 31 years of experience in the environmental field - setting him apart from other Brokers. His expertise includes conducting over 1,000 environmental due diligence studies, primarily on commercial and industrial real estate across Florida. Shane offers property owners critical environmental insights, helping them tackle potential "red flags" early to avoid delays in transactions. He explains complex environmental issues in simple, accessible language and serves as a trusted resource for interpreting environmental consultant reports. His career success stems from delivering thorough, responsive service to clients and approaching every property deal as if it were his own investment. Shane has facilitated transactions from Pinellas to Polk Counties and northward to Citrus and Marion Counties. In 2026, Shane celebrates his 10th year in the commercial real estate industry.

Jack Wynne, Broker Associate – St. Petersburg
Specialties: Office, Industrial, Automotive

Jack holds a B.A. in Economics from SUNY Oneonta University in New York. He brings a distinctive skill set to the real estate market, having facilitated transactions totaling over 700,000 square feet in sales and leasing across diverse property types, including office spaces, industrial sites, auto care facilities, warehouses, and land. His outstanding expertise earned him the prestigious Commercial and Investment Real Estate Certification (CIREC) in 2017, an accolade achieved by fewer than 4% of real estate professionals. Prior to relocating to St. Petersburg, Jack co-founded a thriving boutique commercial real estate firm in Manhattan. Now residing in Pinellas Park, he serves clients throughout Pinellas County, Pasco County, Hillsborough County, and the surrounding regions.



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