

FOR SALE

13902 WALSINGHAM RD, LARGO - OFFERED AT \$ 1,550,000

PRIME REDEVELOPMENT OR INVESTMENT SITE

Smith &
Associates **Commercial**



A great opportunity to purchase or invest in .73 acre redevelopment site on busy Walsingham Rd in Largo

The property has 200 ft of frontage and curb cuts to the 6 lane road, with many national retailers nearby

Walsingham Rd is an extension of Ulmerton Rd, also known as (SR 688), a major east west thoroughfare

There are 4 buildings situated on 3 lots: 13890, 13902, and 13910 Walsingham Rd.

The buildings would be functional for an investor with some updating; they are all concrete block, built in the 1960's/1970's, and total about 6,300 sq ft

Located in the City of Largo, the CG zoning allows for many uses, such as retail, hospitality, office, etc

The property also carries a Health Care Clinic Establishment Permit (HCCE)

Vacant and ready for development or renovations

STRICTLY CONFIDENTIAL, SHOWN BY APPOINTMENT ONLY; DO NOT DISTURB EMPLOYEES

Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.

CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON

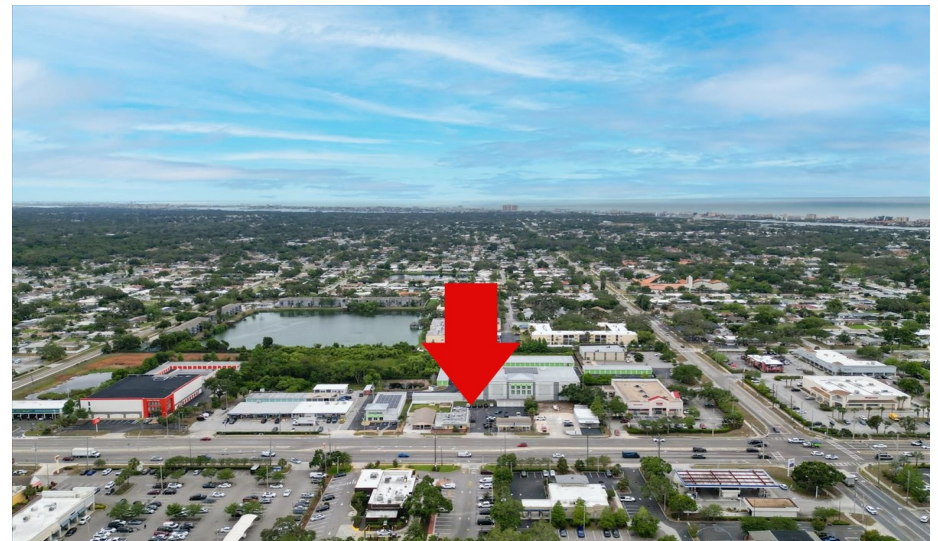
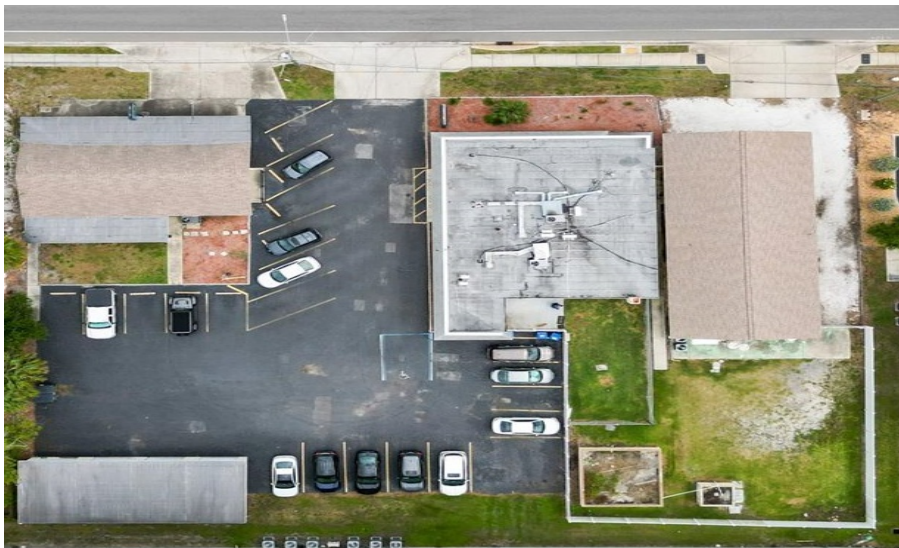
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

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WALSINGHAM RD REDEVELOPMENT SITE IN LARGO
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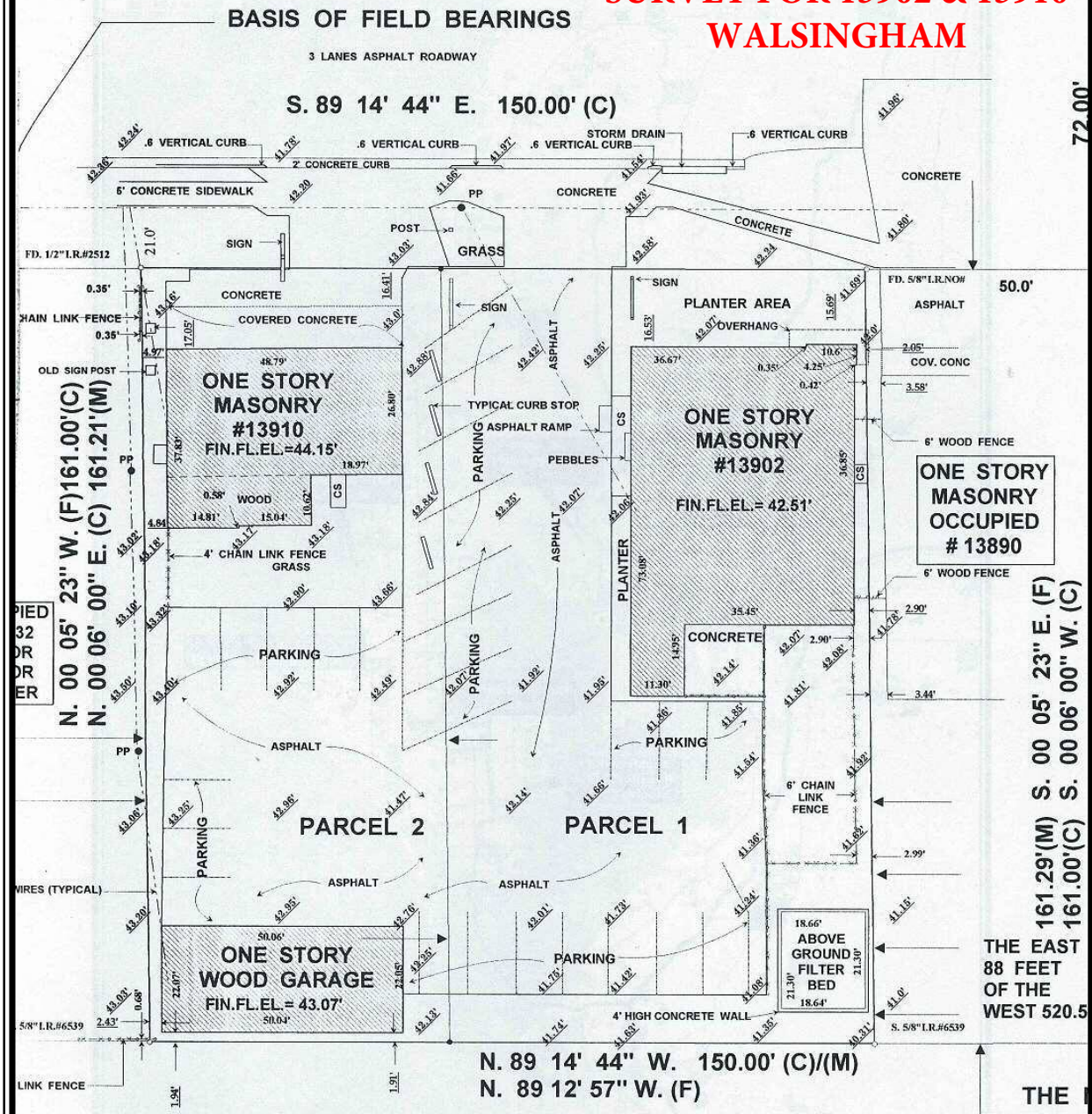
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WALSINGHAM ROAD / STATE ROAD NO. 688
144' RIGHT-OF-WAY

**SURVEY FOR 13902 & 13910
WALSINGHAM**



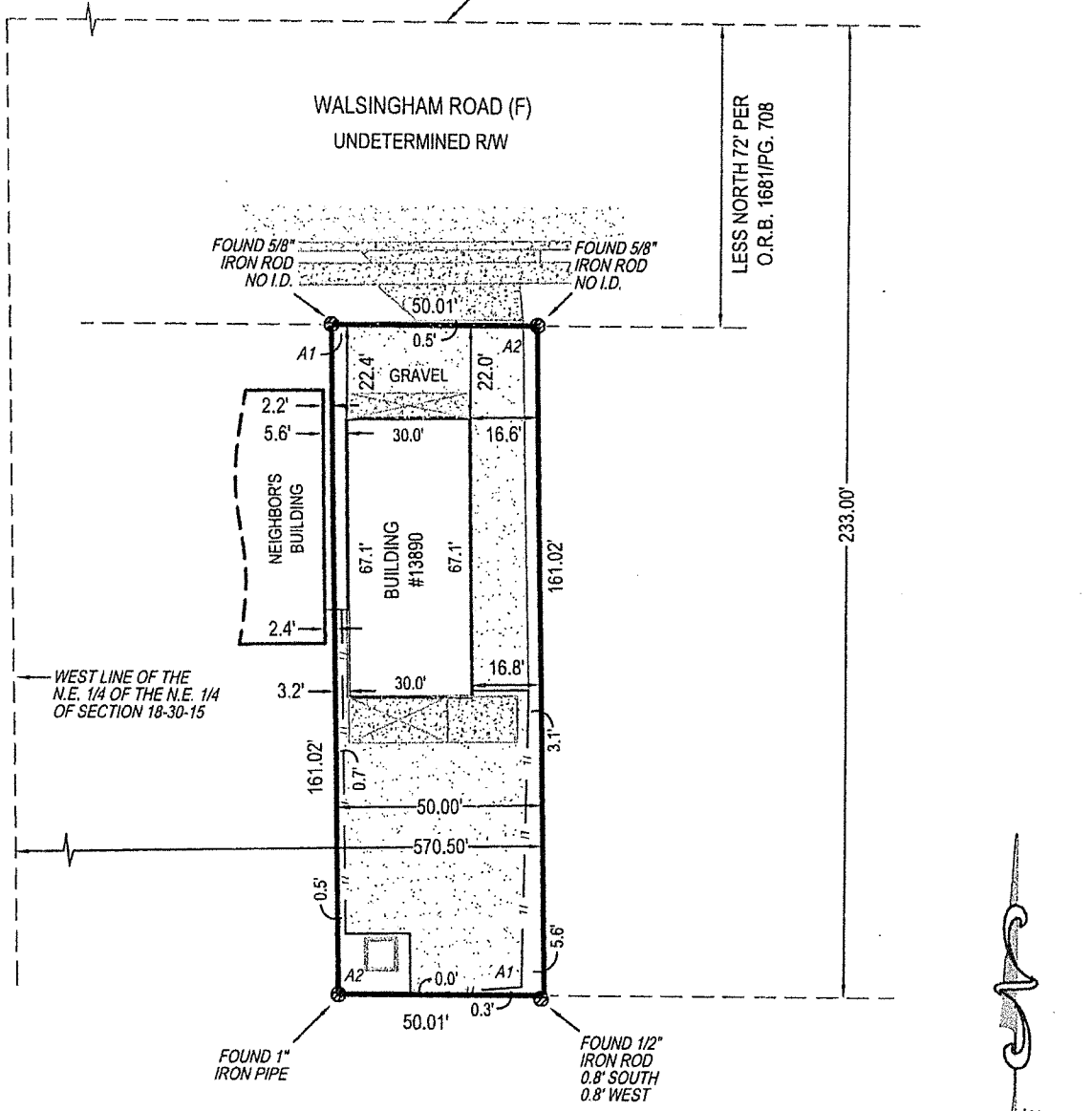
NELLAS COUNTY COORDINATE SYSTEM BASIS OF BEARINGS : SOUTH RIGHT

<ul style="list-style-type: none"> = FOUND PK NAIL = FOUND CONC. MON. = FOUND NAIL AND DISC = BENCH MARK = LOWEST FLOOR ELEV. = GARAGE FLOOR ELEV. 	<p>(P) = PLAT (F) = FIELD (M) = MEASURED (C) = CALCULATED</p>	<p>PREPARED WITHOUT BENEFIT OF TITLE SEARCH SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF</p>	
		<p>SEC. 18 TWP. 30 S. RGE. 15 E.</p> <p>ALL ELEVATIONS BASED ON N.G.V. DATUM</p> <p>BEARINGS BASED ON PINELLAS</p>	<p>FLOOD ZONE : "C" ACCORDING TO F.I.R.M. # 11</p>

**SURVEY FOR 13890
WALSINGHAM RD**

NORTH LINE OF THE
N.E. 1/4 OF THE N.E. 1/4
OF SECTION 18-30-15

A1= 89°01'34" (C)
A2= 90°58'26" (C)



SURVEY NOTES
GRAVEL CROSSING PROPERTY
BOUNDARY ON NORTHERLY SIDE OF LOT

THERE ARE FENCES NEAR THE
BOUNDARY OF THE PROPERTY

SCALE
1"=40'

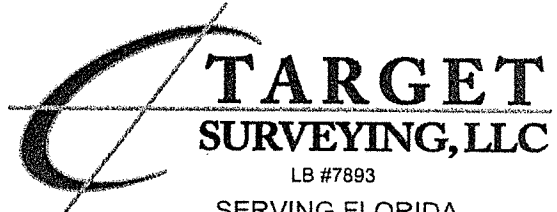


BOUNDARY SURVEY

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Digitally signed by
Kenneth Osborne
Date: 2016.07.12
10:29:49 -04'00'



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(SIGNED) **KENNETH J OSBORNE**
PROFESSIONAL SURVEYOR AND MAPPER #6415