

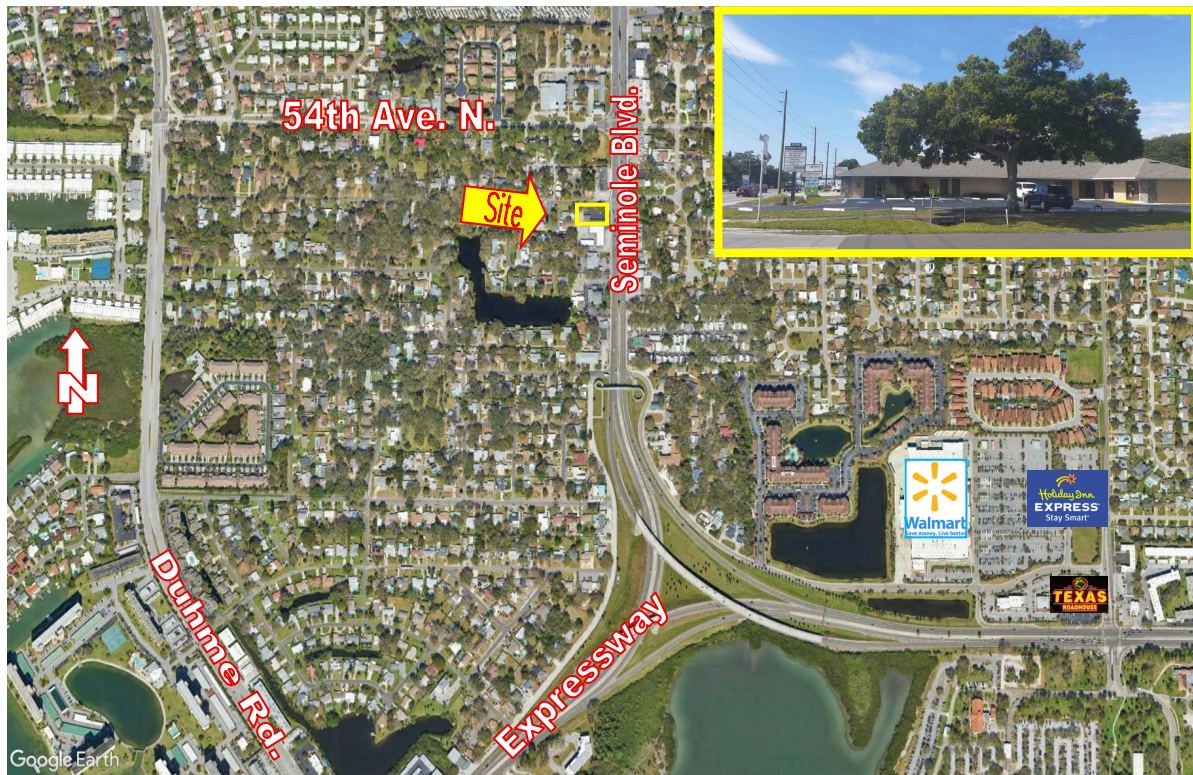


**KLEIN & HEUCHAN, INC
REALTORS**

Commercial/Investment/Real Estate Services

SI-1701

OFFICE CONDOMINIUM FOR SALE



**5290 SEMINOLE BLVD.
UNIT D
ST. PETERSBURG, FL 33708**

- BEAUTIFUL CONDOMINIUM UNIT
- OWNER/USER OPPORTUNITY
- CORNER LOCATION
- GREAT VISIBILITY & SIGNAGE
- EXCELLENT PARKING & ACCESS
- RENOVATED BUILDING
- **SALE PRICE: \$365,000**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 5290 Seminole Blvd., Unit D
St. Petersburg, FL 33708

LOCATION: Corner of Seminole Blvd. & 53rd Ave. N.

LAND AREA: 20,000 SF

ZONING: C-1 - Commercial General – City of Seminole

LAND USE: CG- Commercial General

FLOOD ZONE: "X" - No insurance required

DIMENSIONS: 100' x 200'

UTILITIES: Water/Sewer – Pinellas County
Electric– Duke Energy

IMPROVEMENTS: Condo Unit =1,180 SF

TAXES: \$ 3,703.87 (2025)

YEAR BUILT: 1981-Renovated in 2020

PARCEL ID #: 03-31-15-80105-000-0040

PARKING: 28 spaces

PRESENT USE: Office

TRAFFIC COUNT: 38,500 VPD

MORTGAGE HOLDER: N/A

TERMS: Cash to Seller

SALE PRICE: \$365,000

NOTES: Stop paying rent to someone else! Beautiful office condominium on a corner lot of Seminole Blvd. There is a large and easy to read lighted sign on Seminole Blvd. This offers great exposure to over 38,000 vehicles per day, newly paved and generous parking. Some shaded parking and eight additional parks in the back of the building. This suite has two entrances, reception area and administrative area and 3 offices and or conference rooms, a kitchen, two bathrooms. Very well apportioned space back from the street in a quiet corner of the building. In last 4 years they have a new roof, new paint throughout the unit and new flooring. Zoned C-1 for Commercial General allows for many uses. A great place to get your business to its highest level yet!

KEY HOOK # Lock Box

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3' x 4'

LISTING CODE: SI-1701-3-23

SHOWING INFORMATION: Call listing associate to schedule appointment.

