

FOR SALE

13902 WALSINGHAM RD REDEVELOPMENT SITE IN LARGO
OFFERED AT \$ 1,750,000 OR AVAILABLE FOR POSSIBLE GROUND LEASE

Smith &
Associates **Commercial**



A great opportunity to purchase or ground lease a .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.

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

Currently occupied by a tenant until November of 2025 paying \$ 14,300 monthly plus CAM, on a triple net basis

Tenant will be relocating; a buyer will receive income while going through the permitting process

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

The buildings were built in the 1961-1971 era and would be functional for an investor with some updating

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

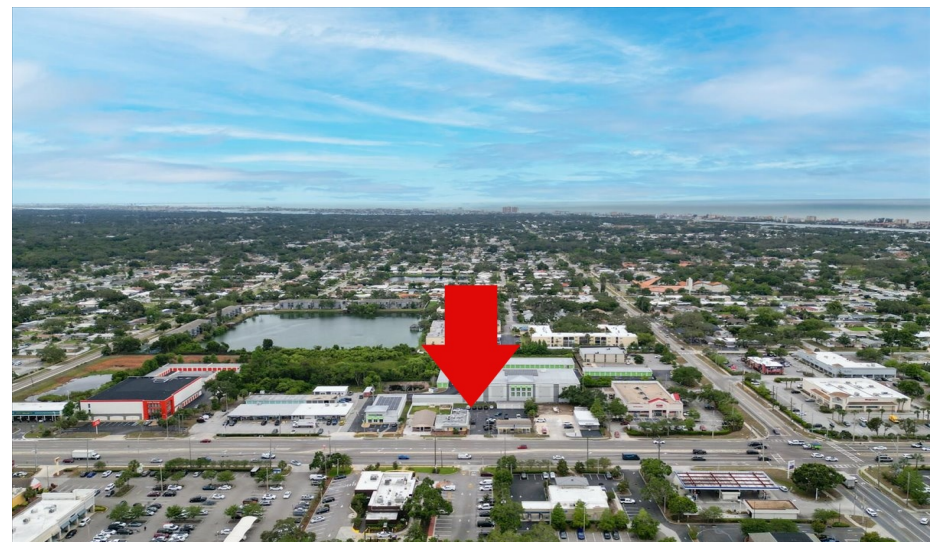
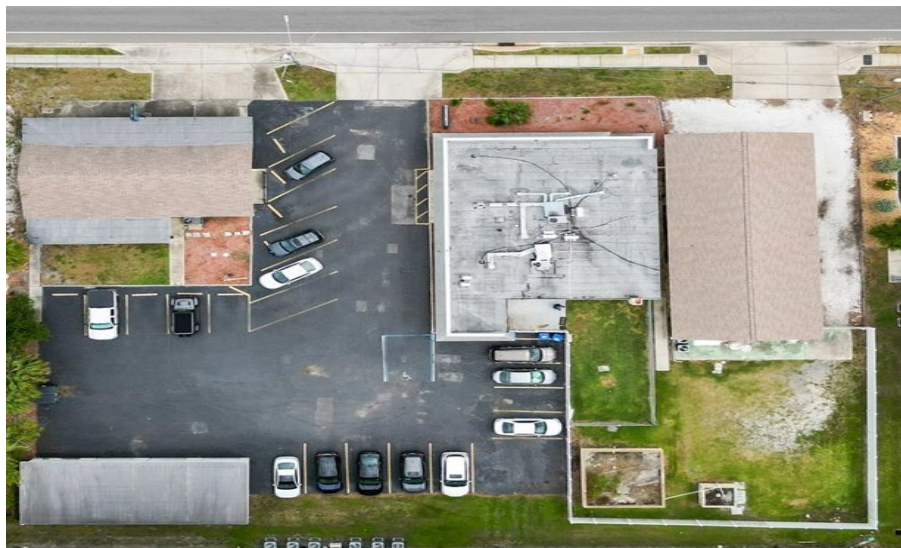
PAT CALHOON - 727.542.0998 - pcalhoon@smithandassociates.com CHRIS CALHOON - 727.542.9933 - ccalhoon@smithandassociates.com

FOR SALE

WALSINGHAM RD REDEVELOPMENT SITE IN LARGO

OFFERED AT \$ 1,750,000 OR AVAILABLE FOR POSSIBLE GROUND LEASE

Smith &
Associates **Commercial**



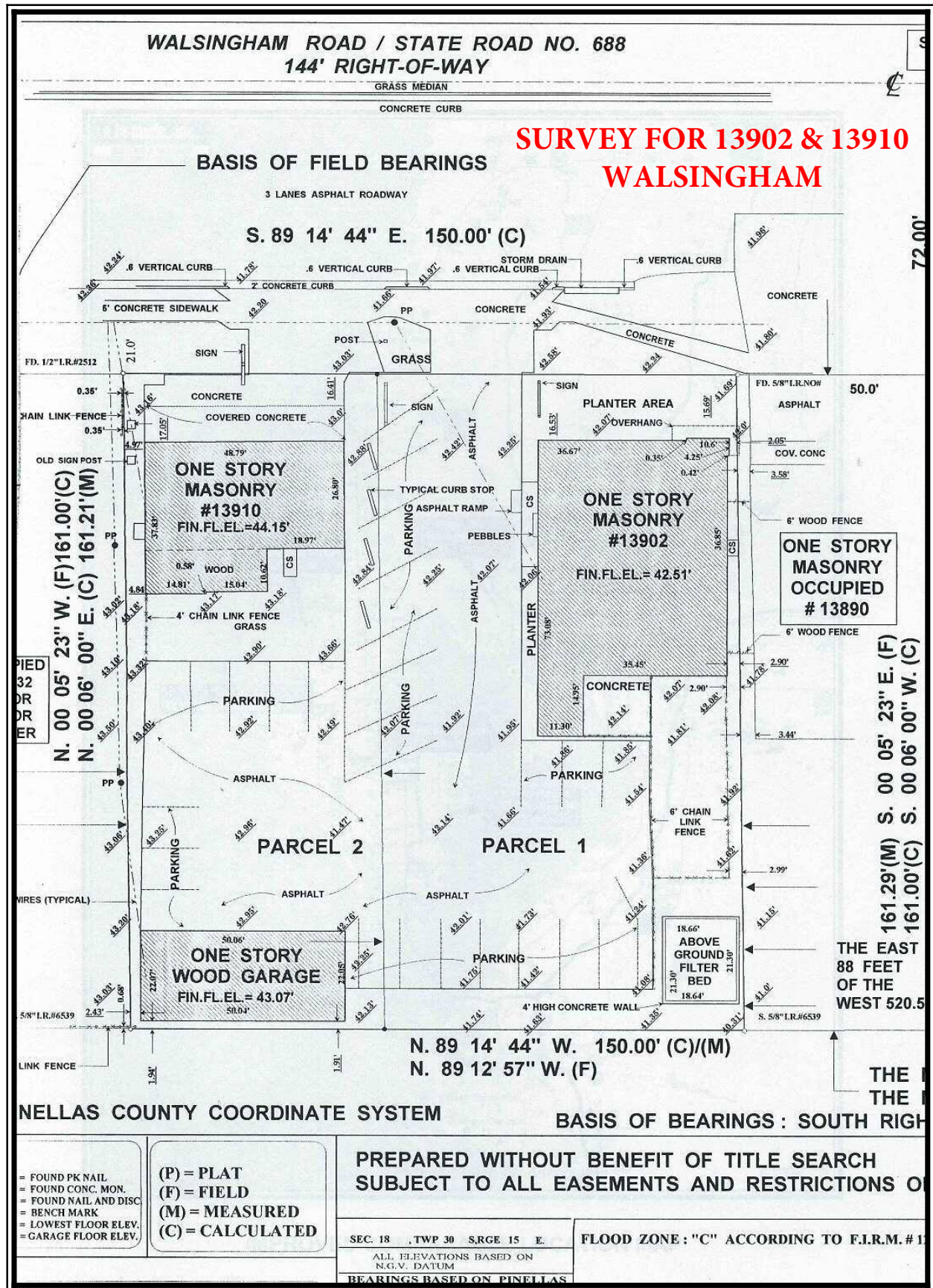
FOR SALE

WALSINGHAM RD REDEVELOPMENT SITE IN LARGO

OFFERED AT \$ 1,750,000 OR AVAILABLE FOR POSSIBLE GROUND LEASE

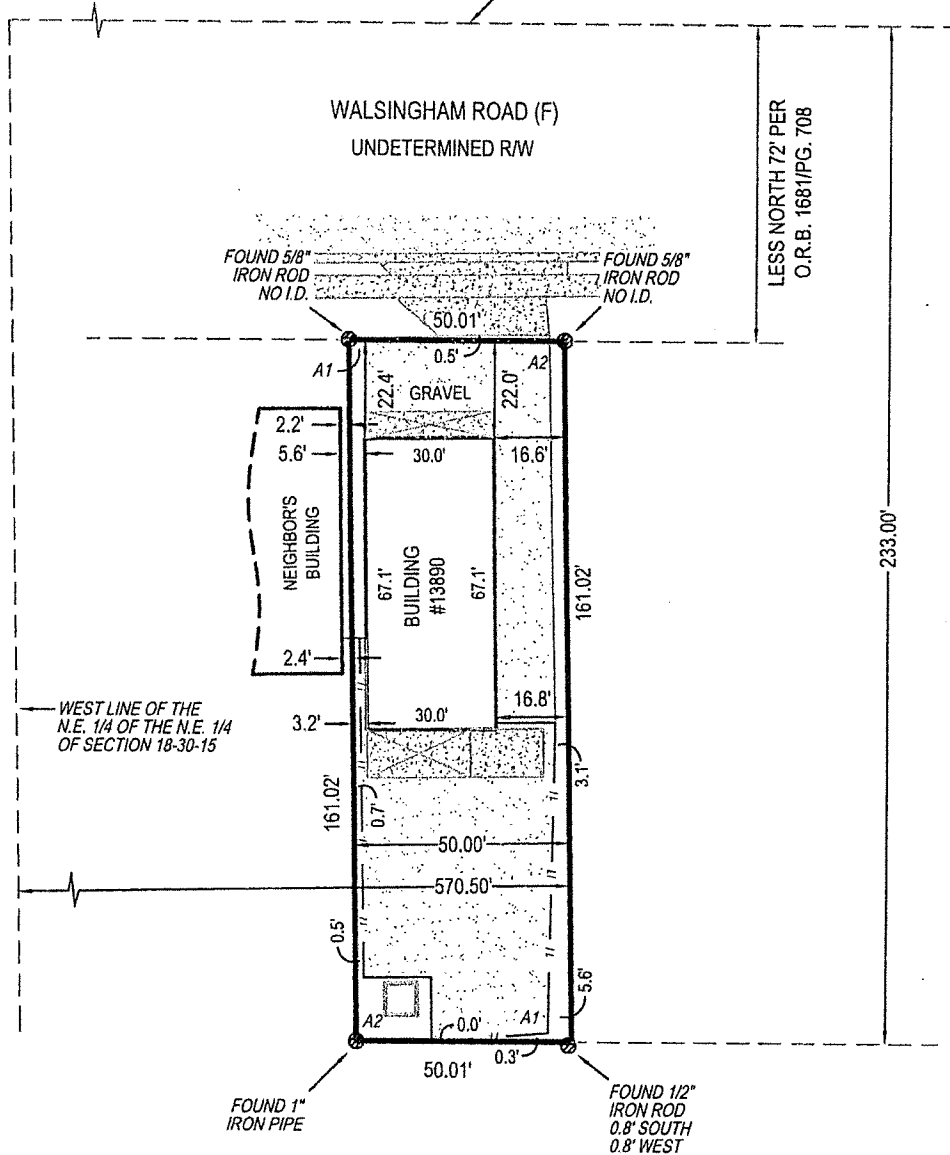
Smith &
Associates **Commercial**





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

LESS NORTH 72' PER
O.R.B. 1681/PG. 708



SCALE
1"=40'

THERE ARE FENCES NEAR THE
BOUNDARY OF THE PROPERTY



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.

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

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

TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407

PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

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

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)