

FOR SALE

113TH ST N, SEMINOLE, FL
DEVELOPMENT SITE OFFERED AT \$ 350,000

Smith & Associates Commercial



Great opportunity to purchase a development site on busy 113th St in the City of Seminole

The 15,180 square foot site is in the 'O' zoning district (Office/Residential), allowing for a wide variety of professional or mixed use possibilities

single family homes, condominiums, retail, office, and apartments dominate the area

Also located close to the Seminole City Center, an outdoor retail mall filled with dining, shopping, a movie theater, etc.

The lot has 138 feet of frontage on 113th St, and is 110 feet deep, at the corner of 84th Ave N.

Ideal for accountant, lawyer, medical, or any other professional use

Please see attached survey

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LOCATION MAP

NOT TO SCALE

PERTINENT INFORMATION USED FOR THE PREPARATION OF THIS DOCUMENT:

- 1) "SECOND ADDITION TO RIDGEWOOD" as recorded in Plat Book 43, Page 32, Pinellas County Records.

Bearings shown hereon are based upon the South Right of Way line of 84th Avenue North, with an assumed bearing of S 88° 49' 41" E, said line to be considered a well established.

RESTRICTIONS:

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That the "Sketch to Accompany Legal Description" and the Survey Map resulting there from, was performed under my direction, and is true and correct to the best of my knowledge and belief and further that said "Sketch to Accompany Legal Description" meets the intent of the applicable provision of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rules 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 42.027 of the Florida States.

M.E. Land Surveying, Inc.

Florida Certificate of Authorization Number LB7989

This item has been digitally signed:

By: _____

Miguel Espinosa, PSM

Registered Surveyor and Mapper LS 5101

State of Florida

NOTICE: Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copies. The above named Professional Surveyor & Mapper shall be responsible for the following sheets in accordance with Rule 5J-17, F.A.C.

This document consist of 2 pages and not valid, full and complete without all pages.

THIS IS NOT A BOUNDARY SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

M.E. LAND SURVEYING, INC.

10665 S.W. 190th STREET - SUITE 3110

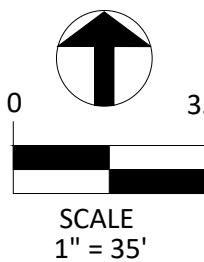
MIAMI, FLORIDA 33157

PHONE: (305) 740-3319 FAX: (305) 669-3190

LICENSED BUSINESS #7989

www.melandservices.com

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



84TH AVENUE NORTH

60' RIGHT-OF-WAY BY PLAT

BASIS OF BEARING
(PER PLAT)
S88°49'41"E
105.00'(P)

BLOCK CORNER

S88°49'41"E 110.22'(P)

LEGEND:

P.B. - PLAT BOOK
R/W - RIGHT OF WAY
C - CALCULATED
⊕ - CENTER LINE
S - SOUTH
N - NORTH
W - WEST
E - EAST
P - PLAT
M - MEASURED

LOT 12 BLOCK 7
"SECOND ADDITION TO RIDGEWOOD"
P.B.43-PG.32

N00°10'41"E 138.50' (C)

30.00'

LOT 1
BLOCK 7
"SECOND ADDITION TO RIDGEWOOD"
P.B.43-PG.32

LOT AREA: 15273± SQ.FT.

NORTH LINE OF LOT 2,
BLOCK 7 P.B.43-PG.32

THE NORTH 38' OF LOT 2, BLOCK 7
(LESS THE SOUTH 30')
"SECOND ADDITION TO RIDGEWOOD"
P.B.43-PG.32

N88°45'08"W 110.27' (C)

S00°09'31"W 138.63'(C)

30.00'

30.00'

113TH STREET NORTH

60' RIGHT-OF-WAY BY PLAT

LOT 11 BLOCK 7
"SECOND ADDITION TO RIDGEWOOD"
P.B.43-PG.32

N00°10'41"E
30.01'(C)

30.00'

N88°45'08"W 110.28' (C)

REMAINDER OF LOT 2 BLOCK 7

SOUTH LINE OF LOT 2,
BLOCK 7 P.B.43-PG.32

68.00'

12'(C)

LOT 3, BLOCK 7
"SECOND ADDITION TO RIDGEWOOD"
P.B.43-PG.32

LOT 10
BLOCK 7
"SECOND ADDITION
TO RIDGEWOOD"
P.B.43-PG.32

LEGAL DESCRIPTION:

Lot 1 and the North 38 feet of Lot 2, of Block 7, of SECOND ADDITION TO RIDGEWOOD, according to the plat thereof, as recorded in Plat Book 43, Page 32, of the public records of Pinellas County, FLORIDA. Containing 15273± sq.ft.

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