

# FOR SALE BY PUBLIC AUCTION

DEVELOPMENT OPPORTUNITY - HI RISE-BREWERY-RESTAURANT-RETAIL



WHEN

Saturday, Jan 17th  
@ 1 PM

WHERE

On Site:  
200 16th St N.  
St Petersburg, FL

PREVIEW

By Appointment Only &  
Day of the Sale from 12 Noon

Opening Bid: \$1,750,000

- ZONED DC-2: Allows for Intense Residential Development & Services to Support Such
- .55 Acre
- Clean Phase 1
- 3,700 SF Block Building
- 127 Ft Along 16th St N
- Surrounded by Redevelopment
- Walk to Central Ave & Beach Dr



Vincent H Gepp P.A.  
727-481-7042

#### Terms and conditions:

At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. Coldwell Banker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Coldwell Banker represents the seller only.

Survey On Back

## ALTA/NSPS LAND TITLE SURVEY

SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST  
PINELLES COUNTY, FLORIDA

Description (Parcel 1 as per Title Commitment); Parcel 2 as per Title Commitment:

FPA19-68465

Parcels:

Lot 13, 14, 15 and 16, Block 7, FULLER SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 16, of the Public Records of Pinellas County, Florida, less a portion of Lots 13, 14, and 15, Block 7, Fuller subdivision, as recorded in Plat Book 1, Page 16, Public Records of Pinellas County, Florida being described as follows:

From the Southwest corner of said Lot 13 as the Point of Beginning; thence along the West line thereof, Northward 40.00 feet; thence leaving said West line Southeasterly 155.24 feet more or less to the Southeast corner of said Lot 15; thence along the South line of said Lots 13, 14 and 15, Westerly 150.00 feet to the Point of Beginning.

Parcel 3:

That portion of Lot 12, Block 7, FULLER SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 1, Page 16, of the Public Records of Pinellas County, Florida, lying North of the North top bank of Booker Creek, as described in Exhibit A of Official Records Book 9257, page 208.

16' ALLEY (P)

FCM 3" (WITH NAIL)

SCIR

0.1

50.15(M)

0.1 50'(P)

S89°54'57"W(M)

50'(P)

50'(P)