

Sauter

& Associates LLC.

COMMERCIAL AND INVESTMENT
REAL ESTATE

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St. Petersburg - Tampa

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Featured Property

Owner-user flex space with front office, three-bay production shop, and fenced rear yard.

Address: 1739 28th Street North, St. Petersburg, Florida 33713

Sale Price: \$499,000



Property Attributes

- 1,692 SF heated building; 2,580 SF gross, including an 888 SF covered loading canopy.
- $\pm$ 5,266 SF corner lot ($\pm$ 0.12 acres), approximately 45 ft by 117 ft.
- $\pm$ 10 off-street parking spaces, three drive-in bays, and a fenced rear yard.
- Corner frontage on 28th Street North carrying $\pm$ 8,700 vehicles per day (AADT).
- Composition-shingle roof replaced in 2020 (city permit 20-09000145).
- Central air conditioning serves approximately half the building; the balance is not cooled.
- CCT-1 zoning permits retail, office, restaurant, and mixed-use residential by right; FEMA Flood Zone X, outside the Special Flood Hazard Area.

Directions to Property

From US Hwy 19 (34th Street North) in St. Petersburg: Go east on 22nd Avenue North to 28th Street North. Turn south (right) on 28th Street North and proceed approximately four blocks. The property is near the corner of 28th Street North and 18th Avenue North.

Using GPS: Use 1739 28th Street North, St. Petersburg, Florida 33713

Google Maps Link:

<https://www.google.com/maps/place/1739+28th+St+N,+St.+Petersburg,+FL+33713>

Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet, distance and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.

Sauter & Associates - Property Details - 727-421-3706

Address: 1739 28th Street North, St. Petersburg, FL 33713

Location: St. Petersburg, Florida

Total Leasable Area: 1,692 SF (heated); 2,580 SF (gross)

Land Use: Corridor Commercial Traditional-1 (CCT-1), City of St. Petersburg.

Parking: ± 10 off-street spaces plus three drive-in bays and a fenced rear yard.

Power: 200 Amps of single-phase power.

Utilities: Municipal water, sewer, and electric.

Year Originally Built: 1946.

Taxing District: St. Petersburg

Drive-in bays: three grade-level roll-up doors, approximately 10 ft wide.

Present Use: Sign fabrication and retail.

Parcel Id: 14-31-16-01782-006-0120

Short Legal Description: AVALON, Block 6, Lot 12 (Plat Book 6, Page 39).

Allowable Uses: CCT-1 permits retail, restaurants, professional and medical offices, personal services, banks, and multifamily or mixed-use residential by right. Other uses may be approved as special exceptions through the city Development Review Commission. Confirm any intended use with City of St. Petersburg Development Review Services (Zoning), (727) 893-7471.

Terms: Cash, SBA or conventional financing. Contact broker about financing options.

Contact listing agent to make an appointment for showing by calling (727) 421-3706.

Please do not disturb the tenants!



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1739 28th Street North – Pictures

Front Entrance



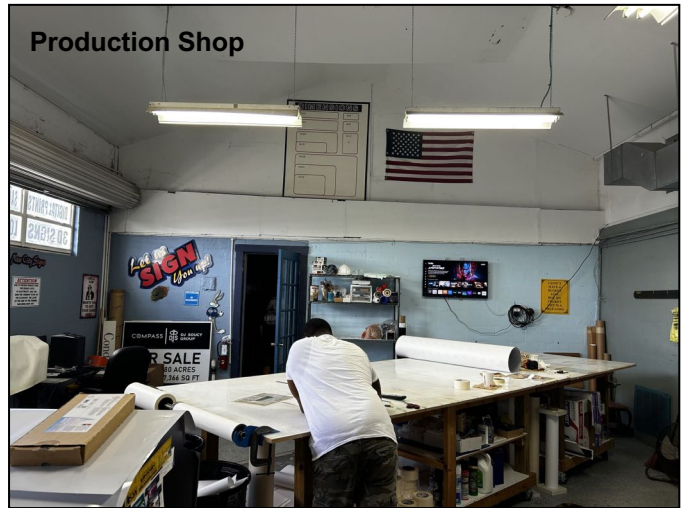
Loading Canopy & Bays



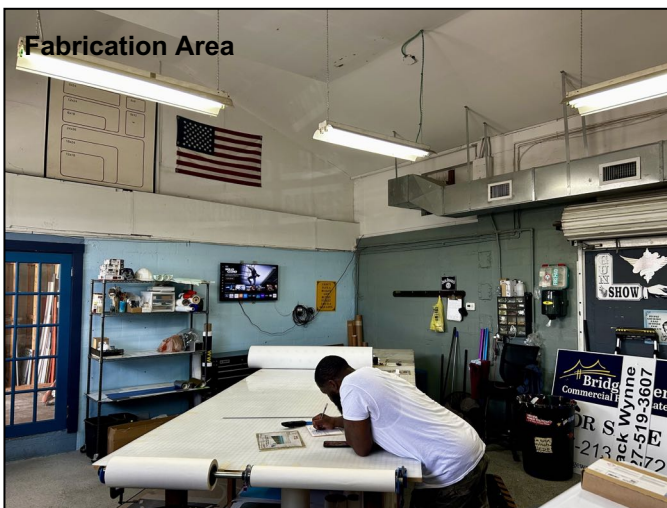
Front Office



Production Shop



Fabrication Area



Break Room



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