

Sauter & Associates LLC.

COMMERCIAL AND INVESTMENT
REAL ESTATE

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St. Petersburg - Tampa

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Featured Property

High visibility location on Seminole Blvd, just south of Roosevelt Blvd in Unincorporated Pinellas County

Address: 10949 Seminole Blvd, Largo, Florida

Sales Price: \$350,000



Property Attributes

- 1480± SF metal building with an additional 1000± SF canopy covered work area.
- 0.26± Acre square lot.
- High visibility on Seminole Blvd just south of Ulmerton Road.
- Flexible zoning allows a wide variety of retail, office, automotive and sales uses.
- Located in the Unincorporated County.
- 34,000 cars per day pass by.

Directions to Property

From US Hwy 19: Take Ulmerton Road West to Seminole Blvd and then turn left on Seminole, going South. Proceed to the address on the left-hand side, just past Charlie and Millie's Pizza House.

Using GPS: For GPS, use the address of 10949 Seminole Blvd, Largo Florida 33778

Google Maps Link: <https://maps.app.goo.gl/zfjt5xtrpdvgZtR29>

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

Mailing Address: 10949 Seminole Blvd, Largo,
Florida 33778

Location: Unincorporated Pinellas County

Total Usable Building Area: 1480 ft² of building
plus 1000 ft² of metal canopy work area.

Zoning: CP Zoning (Commercial Parkway District)
with a CG land use (Commercial General) in
Unincorporated Pinellas County.

Generally allowable uses: Contractor's office and
yard, vehicle repair and maintenance, vehicle sales,
outdoor sales, retail and office, food trucks, studios
and arts and many more uses. Contact Broker for
full list. Consult Pinellas County for Formal Use
Approval.

Neighboring Uses: Restaurants, storage, auto sales,
doctors and vets.

Current Use: Automotive Repair

Parcel Id: 15-30-15-79686-000-2060

Short Legal Description: SEMINOLE GARDENS S
100FT OF TRACT A

Terms: Cash, conventional financing, or SBA financing.
Contact broker for more details and availability.

Power: 150 amps of single-phase power.

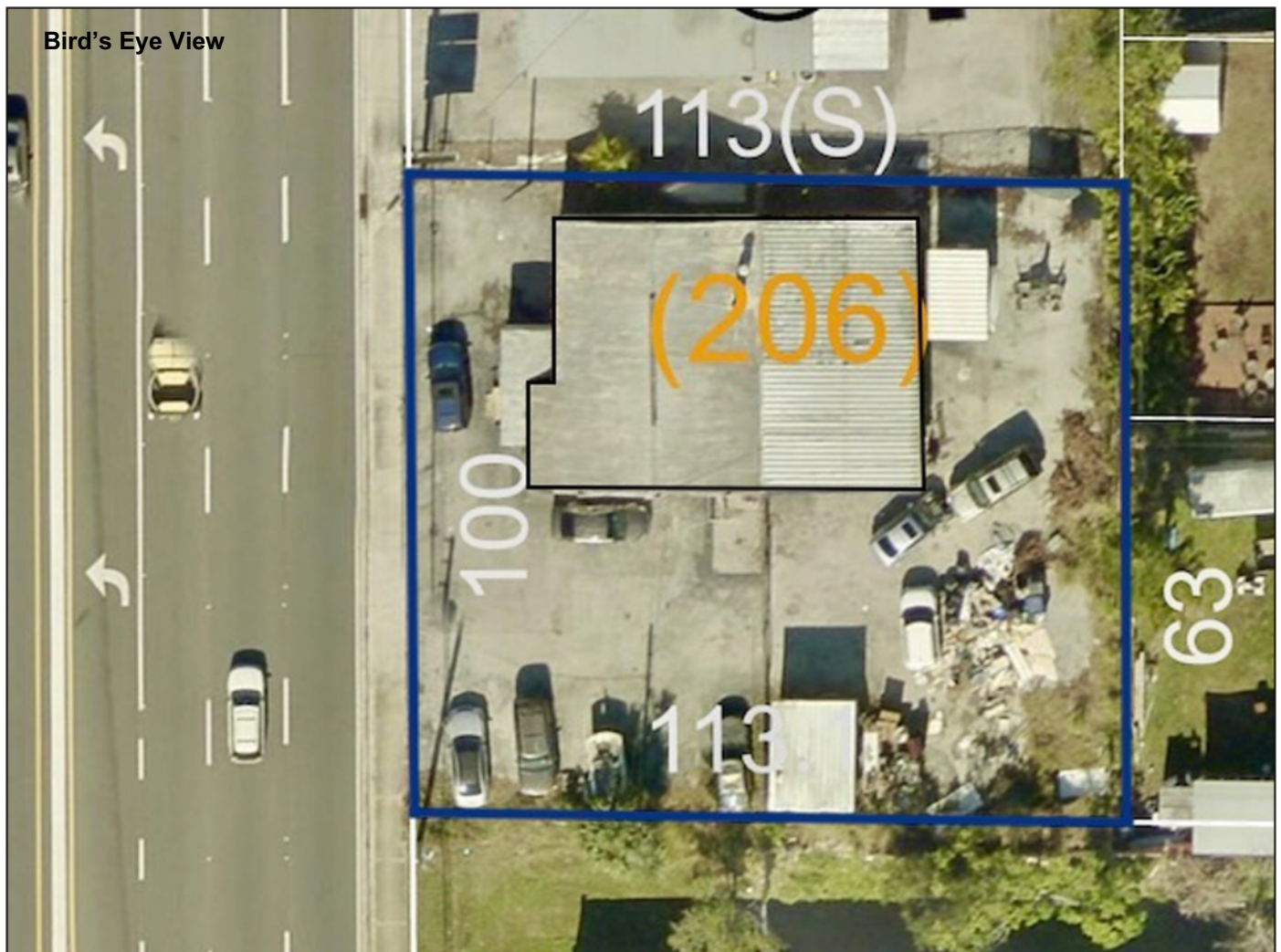
Utilities: Water / Sewer / Electric

Year Built: 1959

Metal building construction with a pitched roof

Traffic Count: 34,000 Cars per day (2022 DOT Data)

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



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10949 Seminole Blvd - Pictures



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