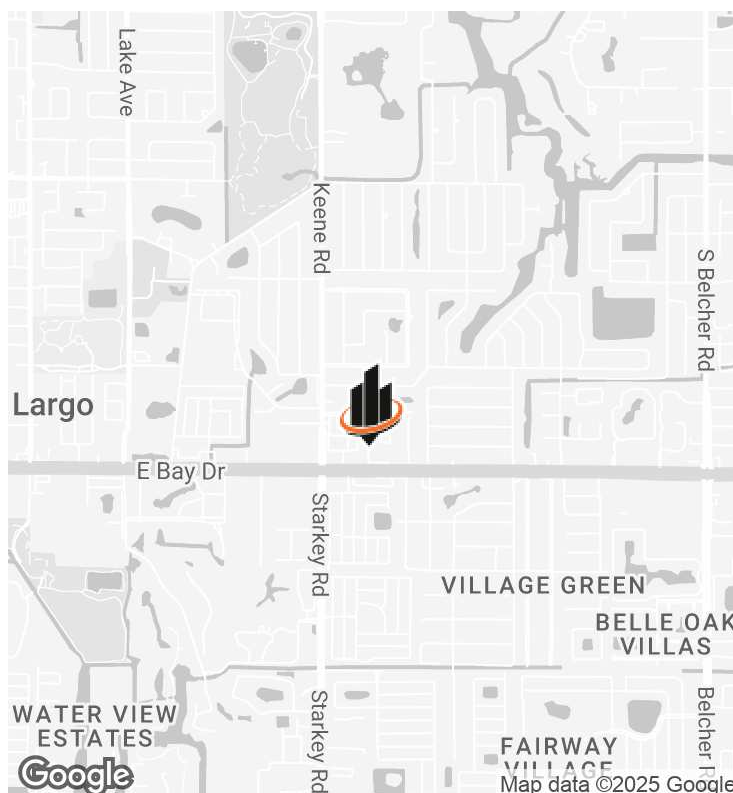


## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,850,000
<b>BUILDING SIZE:</b>	17,404 SF
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	2.76 Acres
<b>PRICE / SF:</b>	\$106.30
<b>YEAR BUILT:</b>	1975
<b>MARKET:</b>	Tampa Bay
<b>SUBMARKET:</b>	Mid-Pinellas
<b>APN:</b>	36-29-15-92743-000-0010

### PROPERTY OVERVIEW

SVN Commercial Advisory Group is please to bring to market an exceptional investment opportunity in the heart of Largo, FL. This two-story commercial property offers a total of 20,596 square feet of space on a generous 2.76-acre lot, making it a standout asset in a thriving market.

The building's ground floor is fully occupied by Bank of America, a well-established national institution that anchors the property with reliable, long-term income. The second floor is home to a variety of smaller office tenants, creating a dynamic mix that adds to the property's overall appeal and diversification.

### PROPERTY HIGHLIGHTS

- **Tenant Mix:** With Bank of America as the anchor tenant on the first floor, you benefit from the stability and prestige of a major financial institution. The second floor's mix of office tenants further enhances the property's income potential.
- **Ample Lot Size:** Set on 2.76 acres, the expansive lot provides plenty of parking and landscaped surroundings, adding to the property's curb appeal, functionality, and future redevelopment.
- **Strategic Location:** Situated in Largo, FL, the property offers convenient access to major roadways and local amenities, positioning it in a vibrant

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