

FOR SALE

13902 WALSINGHAM RD, LARGO - OFFERED AT \$ 1,650,000
PRIME REDEVELOPMENT OR INVESTMENT SITE

Smith &
Associates **Commercial**



A great opportunity to purchase or invest in .73 acre redevelopment site on busy Walsingham Rd in Largo

The property has 200 ft of frontage and curb cuts to the 6 lane road, with many national retailers nearby

Walsingham Rd is an extension of Ulmerton Rd, also known as (SR 688), a major east west thoroughfare

There are 4 buildings situated on 3 lots: 13890, 13902, and 13910 Walsingham Rd.

The buildings would be functional for an investor with some updating; they are all concrete block, built in the 1960's/1970's, and total about 6,300 sq ft

Located in the City of Largo, the CG zoning allows for many uses, such as retail, hospitality, office, etc

The property also carries a Health Care Clinic Establishment Permit (HCCE)

Vacant and ready for development or renovations

STRICTLY CONFIDENTIAL, SHOWN BY APPOINTMENT ONLY; DO NOT DISTURB EMPLOYEES

Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.

CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON

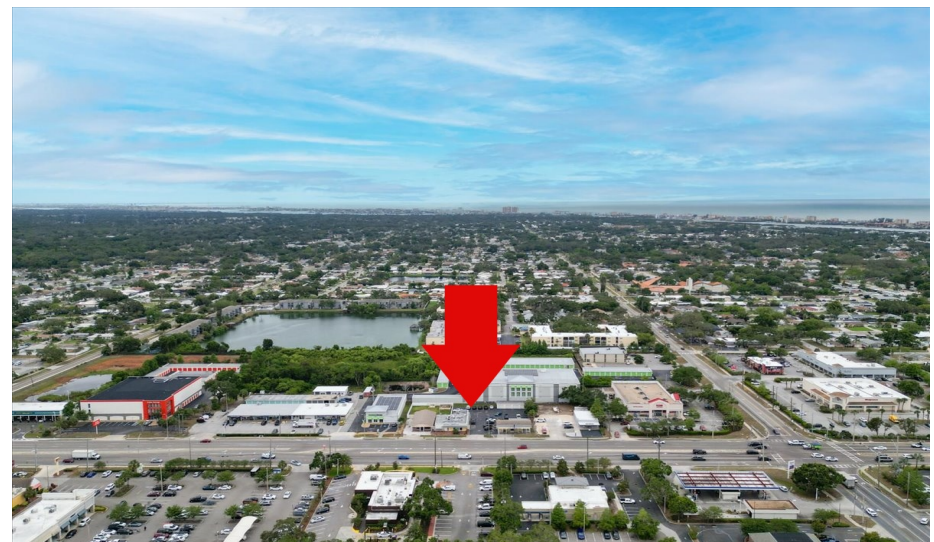
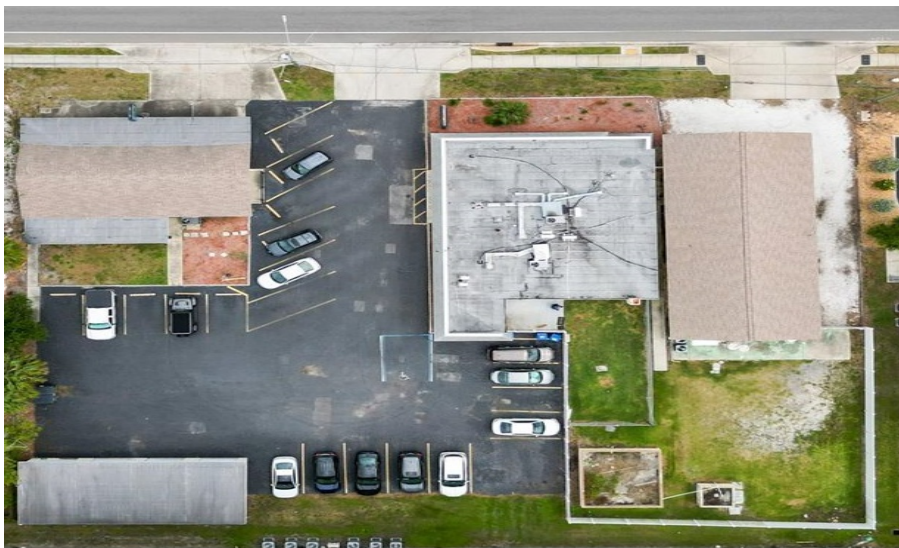
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

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FOR SALE

WALSINGHAM RD REDEVELOPMENT SITE IN LARGO
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FOR SALE

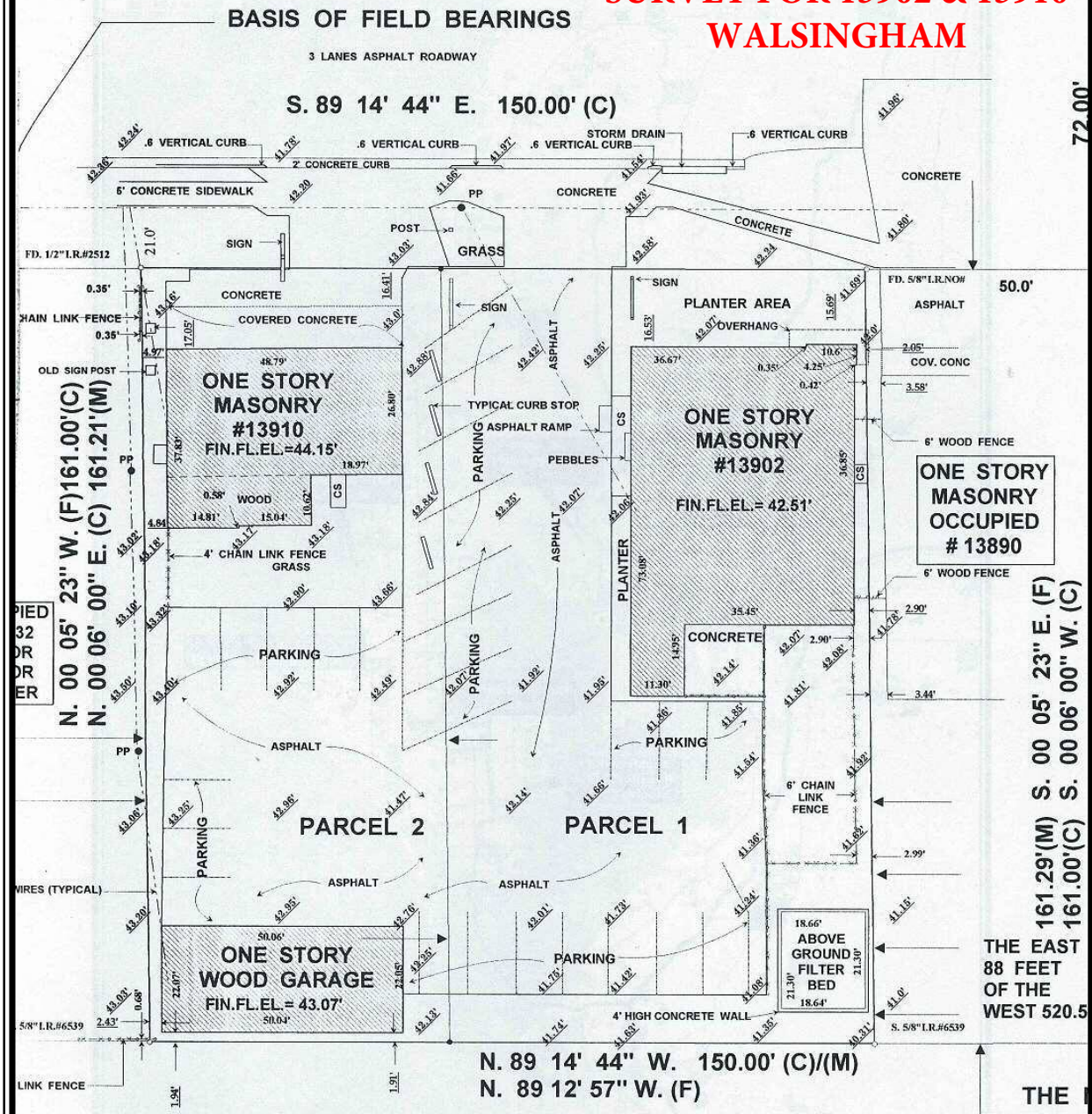
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WALSINGHAM ROAD / STATE ROAD NO. 688
144' RIGHT-OF-WAY

**SURVEY FOR 13902 & 13910
WALSINGHAM**



NELLAS COUNTY COORDINATE SYSTEM

BASIS OF BEARINGS : SOUTH RIGHT

- = FOUND PK NAIL
- = FOUND CONC. MON.
- = FOUND NAIL AND DISC
- = BENCH MARK
- = LOWEST FLOOR ELEV.
- = GARAGE FLOOR ELEV.

(P) = PLAT
(F) = FIELD
(M) = MEASURED
(C) = CALCULATED

PREPARED WITHOUT BENEFIT OF TITLE SEARCH
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF

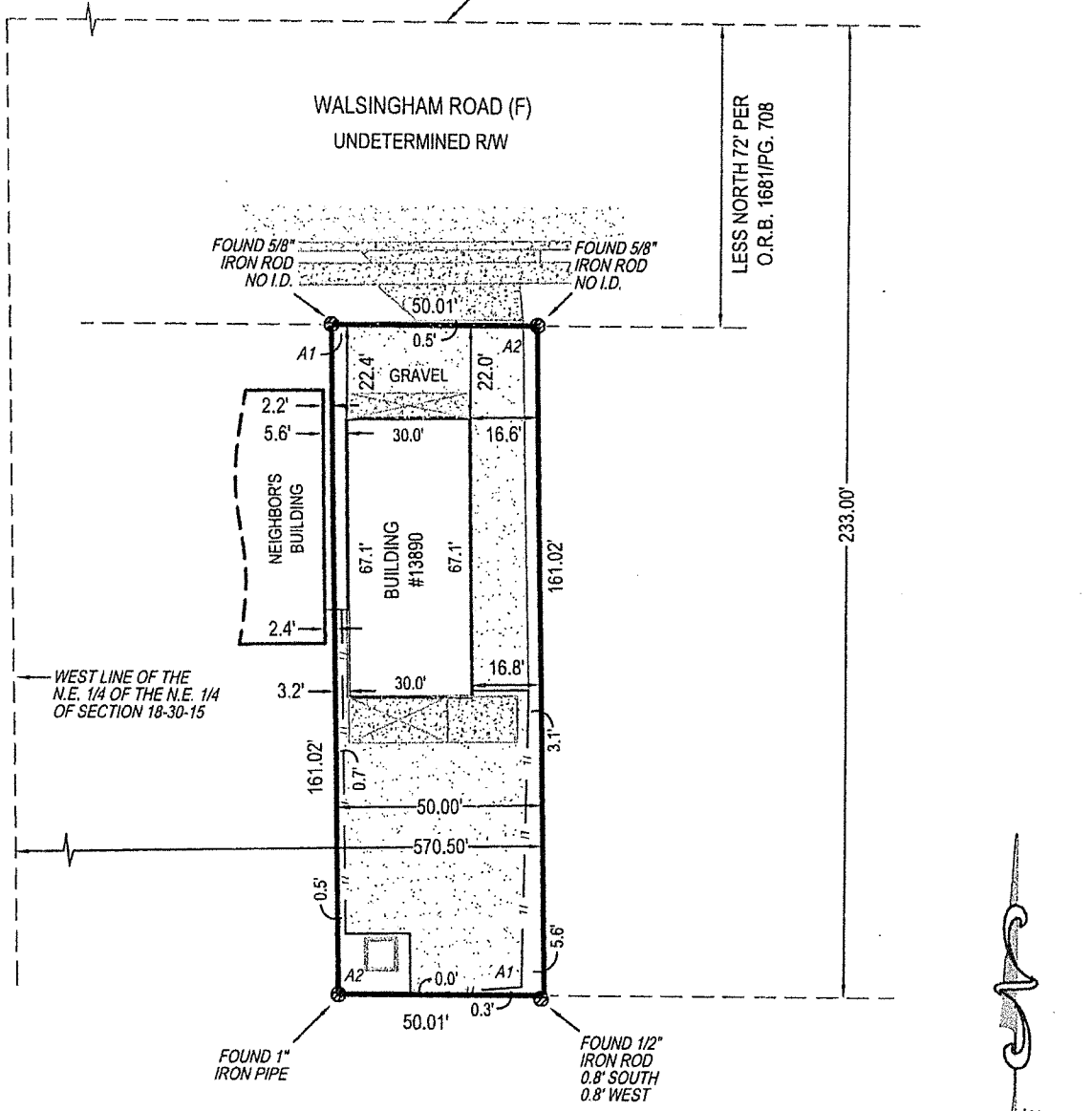
SEC. 18 , TWP 30 S, RGE 15 E.
ALL ELEVATIONS BASED ON
N.G.V. DATUM
BEARINGS BASED ON PINELLAS

FLOOD ZONE : "C" ACCORDING TO F.I.R.M. # 11

**SURVEY FOR 13890
WALSINGHAM RD**

NORTH LINE OF THE
N.E. 1/4 OF THE N.E. 1/4
OF SECTION 18-30-15

A1= 89°01'34" (C)
A2= 90°58'26" (C)



SURVEY NOTES
GRAVEL CROSSING PROPERTY
BOUNDARY ON NORTHERLY SIDE OF LOT

THERE ARE FENCES NEAR THE
BOUNDARY OF THE PROPERTY

SCALE
1"=40'

BOUNDARY SURVEY

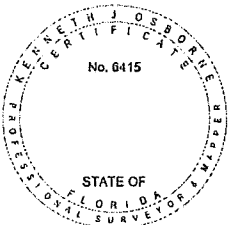
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Digitally signed by
Kenneth Osborne
Date: 2016.07.12
10:29:49 -04'00'

TARGET SURVEYING, LLC
LB #7893

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(SIGNED) **KENNETH J OSBORNE**
PROFESSIONAL SURVEYOR AND MAPPER #6415