

## High-Exposure Commercial Building For Sale



2130 West Bay Drive, Largo, FL 33770

Currently The New Approach Salon

Contact:

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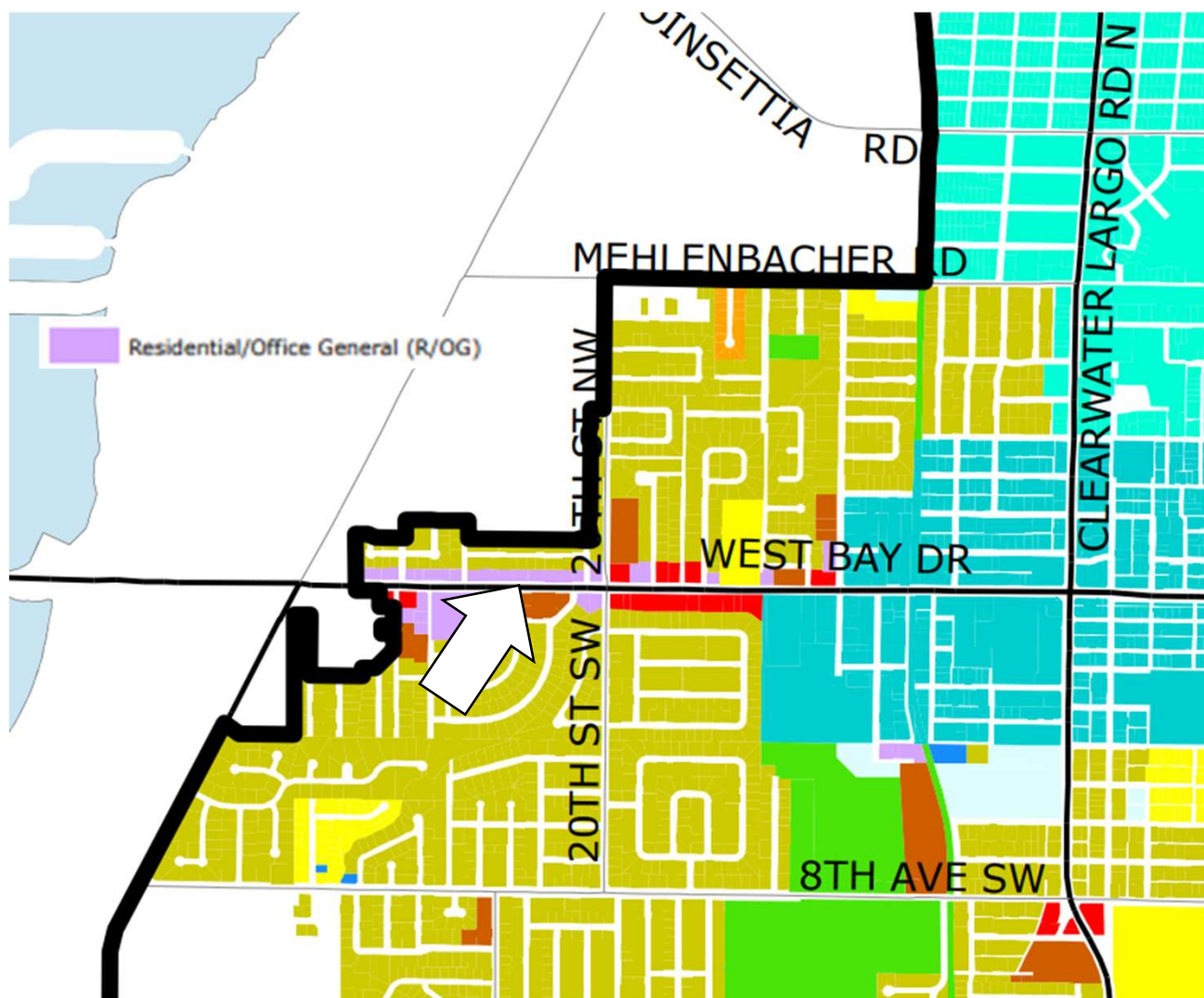
## Property Summary



- The Subject Property is a free-standing commercial building currently configured for and in use as The New Approach Salon.
- According to the Property Appraiser, the building has 1,612 SF total, with 1,507 SF AC'd space. There is parking for 12 vehicles, with paved drives and parking front & back.
- The demographics at this location are very good. There are 122,800 people living within 3 miles of this location, with average household income of \$83,300.
- Approximately 19,000 vehicles per day pass this location on West Bay Drive, a major east/west arterial roadway and the gateway to Belleair Bluffs, Belleair and the north Pinellas beach communities.
- Public utilities (water, fire, sanitary and storm sewer) are in place.
- ROG – Residential/Office General Land Use in the City of Largo.
- Building is in non flood zone (X).
- Real Estate taxes insurance and are estimated to be \$5 PSF/yr.
- The building is in excellent condition.
- Offered for sale \$550,000

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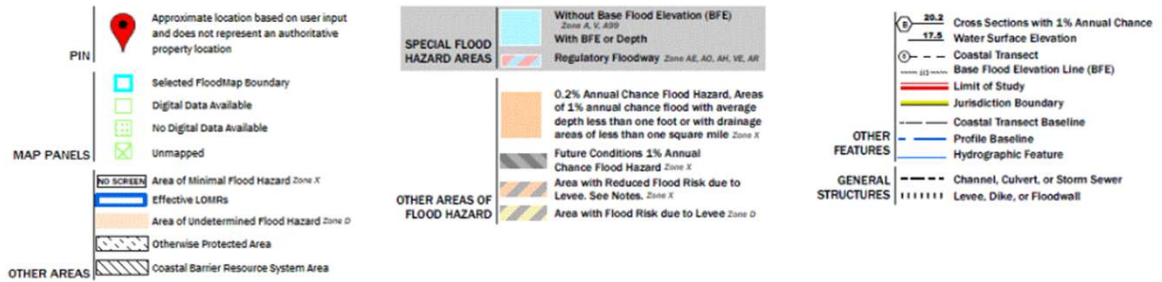
## Land Use / Zoning



City of Largo Land Use Plan designation – R/OG Residential Office General

Summary: This is a mixed-use designation which is applied to those areas appropriate for development as offices and/or medium-density residential uses or combinations thereof...These locations are typically close to, and served by, the arterial highway network and by mass transit. This land use designation allows professional, business, limited personal service uses, and residential uses.

## Flood Map



Subject property is in area of minimal flood risk – Flood Zone X.

