

## Trophy Property For Lease or Sale



575 Indian Rocks Rd., Belleair Bluffs, FL 33770

Offered by: John A. Skicewicz, CCIM

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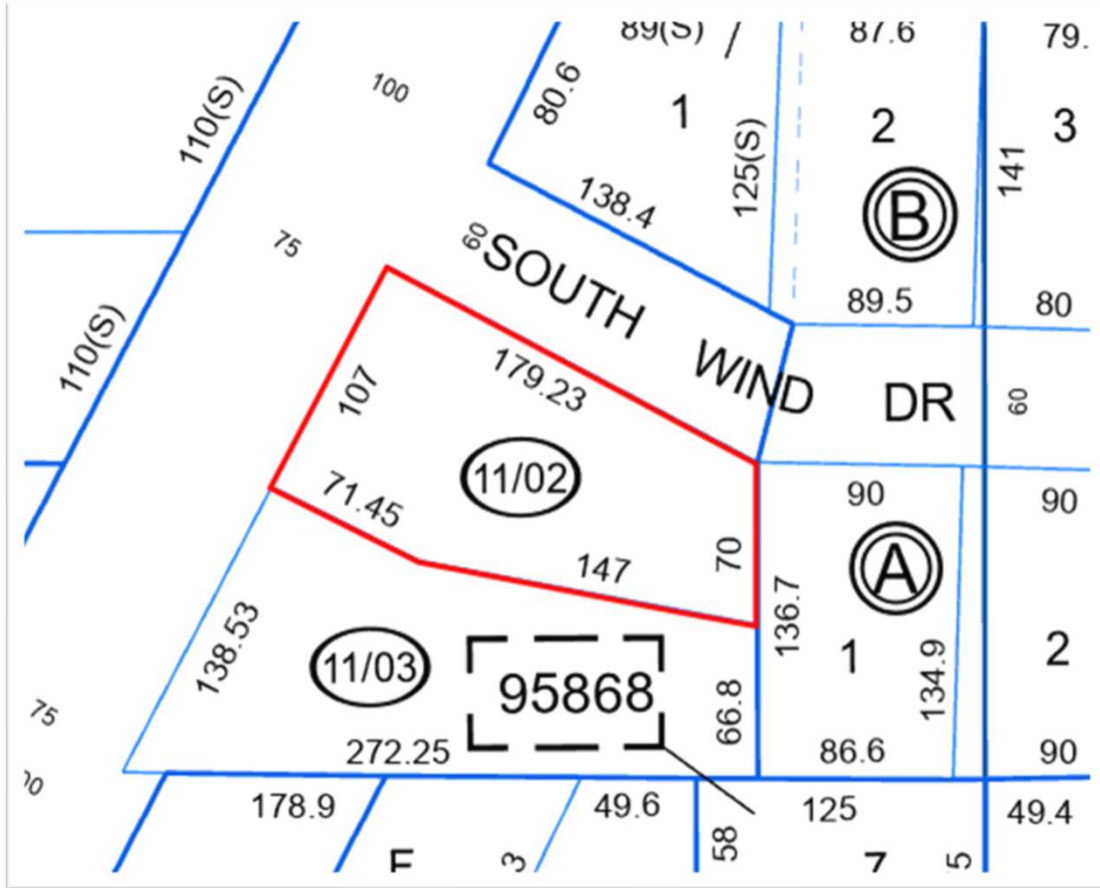


## Property Summary



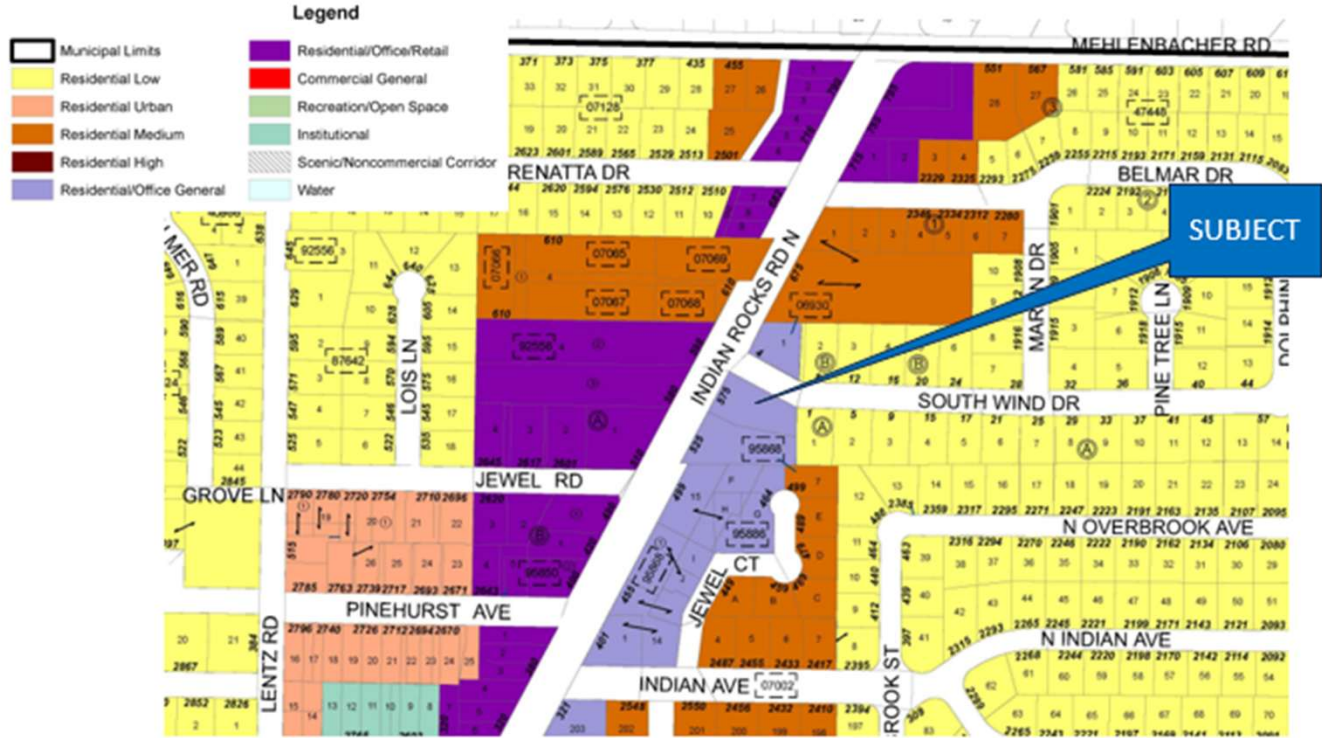
- The Subject Property is a free-standing two-story office building having 2,501 RSF 1<sup>st</sup> floor and 2,319 RSF 2<sup>nd</sup> floor, on a corner parcel in Belleair Bluffs, Florida.
- Most recently occupied by Coldwell Banker Realty and Sunbelt Title Company. Originally built in 1985 as a multi-tenant building and used for real estate-related businesses ever since. This is the first time since its construction that this building has been vacant and available for a new occupant.
- The location is well positioned to serve the affluent Belleair / Belleair Bluffs, trade market. The Property has very good street presence, excellent signage and ample paved parking (7.29 parking ratio, 20 spaces front, 15 spaces back).
- Building in excellent condition, needing only the next occupant's branding or use-specific buildout.
- Public utilities in place (water, fire, sanitary and storm sewer).
- Zoned R/OG – Residential Office General which accommodates a variety of uses – financial services, medical office, or specialty uses (spa, for example).
- X flood zone – area of minimal flood risk.
- Real Estate taxes for 2025 were \$15,542; annual insurance cost is \$13,700.

# Plat Map

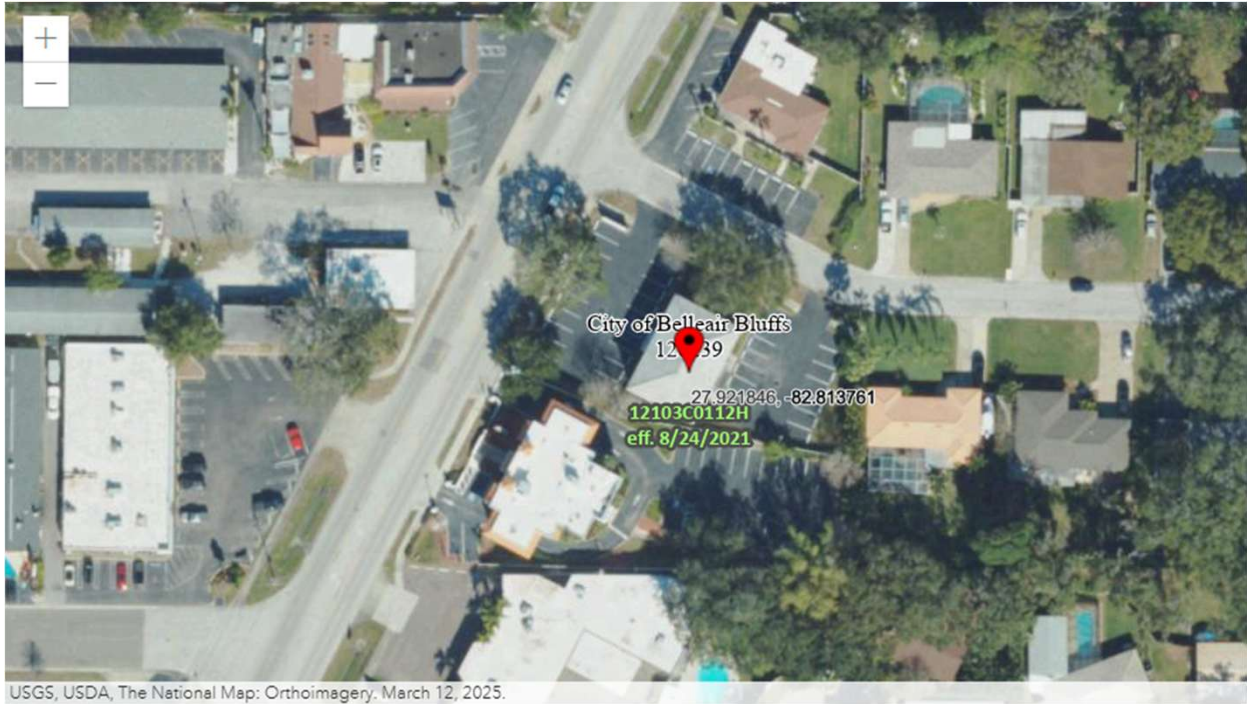












# Land Use Designation

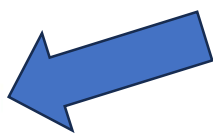
**Belleair Bluffs Land Use Map**



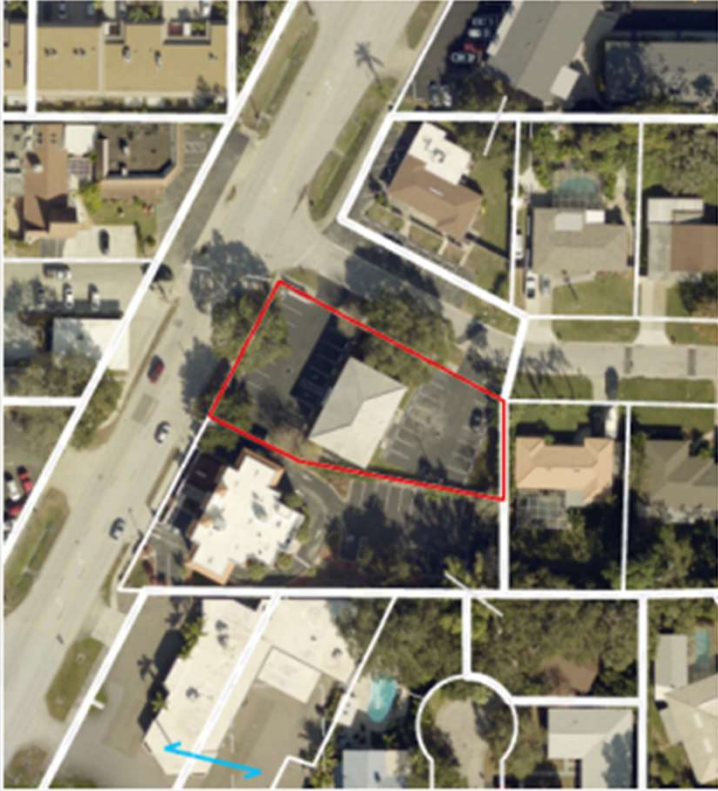
## Flood Map – Zone X Area of Minimal Hazard



<b>PIN</b>		Approximate location based on user input and does not represent an authoritative property location
<b>MAP PANELS</b>		Selected FloodMap Boundary
		Digital Data Available
		No Digital Data Available
		Unmapped
<b>OTHER AREAS</b>		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
		Otherwise Protected Area
		Coastal Barrier Resource System Area




# Property Appraiser Data

Parcel Summary (as of 16-Feb-2026)				Parcel Map			
Parcel Number <b>32-29-15-00000-110-0200</b>							
Owner Name G N H PROPERTIES LLC							
Property Use 1730 General Office							
Site Address 575 INDIAN ROCKS RD N BELLEAIR BLUFFS, FL 33770							
Mailing Address 2030 CLEARWATER WAY ELGIN, IL 60123-2588							
Legal Description PART OF NE 1/4 OF SEC 32-29-15 DESC AS FROM NE COR OF SEC TH S00D16' 45"W 652.21FT TH N89D01' 49"W 233.97FT TH S28D03' 40"W 115.01FT TH S61D56' 20"E 3							
Current Tax District BELLEAIR BLUFFS (BBL)							
Year Built 1985							
<b>Heated SF</b>	<b>Gross SF</b>	<b>Living Units</b>	<b>Buildings</b>				
<b>4,820</b>	<b>4,885</b>	<b>0</b>	<b>1</b>				
Exemptions							
Year	Homestead	Use %	Status		Property Exemptions & Classifications		
2027	No	0%			No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc.... will not display here).		
2026	No	0%					
2025	No	0%					
Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20317/1036	Find Comps	<a href="#">252.04</a>	<a href="#">NON EVAC</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	/
2025 Final Values							
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value		
2025	\$805,000	\$805,000	\$805,000	\$805,000	\$805,000		

## Property Appraiser Data Pg. 2

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000
2023	N	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
2022	N	\$715,000	\$715,000	\$715,000	\$715,000	\$715,000
2021	N	\$665,000	\$665,000	\$665,000	\$665,000	\$665,000
2020	N	\$620,000	\$620,000	\$620,000	\$620,000	\$620,000

2025 Tax Information		
 <p>Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our <b>Tax Estimator</b> to estimate taxes under new ownership.</p>	<b>Tax Bill</b>	<b>2025 Millage Rate</b>
	<a href="#">View 2025 Tax Bill</a>	18.8172
	<b>Tax District</b>	(BBL)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Oct-2018	\$0	<u>U</u>	I	T C L PARTNERSHIP LLP	GNH PROPERTIES LLC	20317/1036
27-Jul-2018	\$1,400,000	<u>U</u>	I	T C L PARTNERSHIP LLP	GNH PROPERTIES LLC	20147/1867
29-Dec-1987	\$585,000	<u>Q</u>				06651/2038
30-Sep-1986	\$559,000	<u>Q</u>				06319/0630
31-Dec-1978	\$93,000	<u>Q</u>				04729/0792

2025 Land Information						
Land Area: $\approx$ 18,435 sf   $\approx$ 0.42 acres		Frontage and/or View: None			Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Off Bldg 1 Story	92x180	\$29	16,560	SF	1.0000	\$480,240

## Property Appraiser Data Pg. 3

2025 Building 1 Structural Elements and Sub Area Information				
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	2,501	2,501
Floor System	Slab On Grade	Upper Story (USB)	2,319	2,319
Exterior Walls	Concrete Blk/Stucco	Open Porch (OPF)	0	65
Unit Stories	2	<b>Total Area SF</b>	<b>4,820</b>	<b>4,885</b>
Roof Frame	Gable Or Hip			
Living Units	0			
Roof Cover	Cement Tile			
Year Built	1985			
Building Type	Offices			
Quality	Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	8			
Effective Age	32			

2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$5.00	9,500.0	\$47,500	\$47,500	0
FENCE	\$19.00	100.0	\$1,900	\$760	1985

### Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">PER-H-CB07-05716</a>	ADDITION/REMODEL/RENOVATION	06/25/2007	\$29,080
<a href="#">PER-H-CB06-16506</a>	ADDITION/REMODEL/RENOVATION	01/02/2007	\$110,000
<a href="#">PER-H-CB06-19129</a>	DEMOLITION	11/15/2006	\$20,000
<a href="#">PER-H-CB05-01079</a>	MISCELLANEOUS	10/04/2005	\$1,800
<a href="#">PER-H-CB281158</a>	ROOF	08/22/2003	\$14,750
<a href="#">PER-H-CB167372</a>	ADDITION/REMODEL/RENOVATION	11/04/1997	\$18,000

## Value Proposition

Owner's strong preference is to lease the property on a minimum 5-year term to a credit tenant.

Depending upon specific terms and conditions of the lease the initial lease rate will be in a range of \$25 to \$35 per RSF, on a NN basis.

The building is in excellent condition and is ready for immediate occupancy. For an incoming tenant needing no buildout or landlord TI contribution, the as-is rate will be at the lower end of the range. For a tenant needing substantial time, money, and effort for landlord to deliver a space built-out for tenant's specific use, the rent will be accordingly higher.

While owner's preference is to lease, they will consider a sale with the anticipated value in a range of \$1.9 to \$2 million.

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## Example of Layout for Drive-Thru ATM



Great Signage



## Marketing Approach

My marketing approach is focused on finding the best outcome that the market will bear.

My role is to open doors to any viable opportunities and provide you with all data and details you'll need to make an informed decision.

The property would be promoted via all available modern methods, including an interactive marketing web-presence, with digitized floorplans, site layout, survey (if available) and property details. I utilize professional photography, including drone shots and an interior virtual tours. The property will be promoted on the LoopNet / CoStar system, CREXI, the CCIM network and other relevant commercial property marketing resources.

I will make direct contact with the potential users I identify that would be financially solid and compatible with your objectives.

I encourage the participation of tenant rep or buyer brokers and offer compensation to cooperating brokers.

In general, my approach leads to maximum exposure designed to maximize the opportunities that you will have to consider.

I work in Transactional Broker capacity on an "Exclusive" basis, meaning we would enter into an exclusive listing agreement. This agreement would have a one-year term and the fee for services would be \$375 plus 6% of the value of the transaction, paid at lease commencement or Closing.

Every prospective tenant or buyer would be vetted as to their financial capability and intended use. I personally field every inquiry and would be present during every showing.

Respectfully submitted by,

John A. Skicewicz, CCIM



## The Company & The Broker



Coldwell Banker Commercial Realty is a subsidiary of Anywhere Real Estate, Inc. Since its founding in 1906 the Coldwell Banker brand has grown to enjoy global recognition for excellence in real estate brokerage. Anywhere is a publicly traded company – NYSE HOUS.



The Ethisphere Institute has named Anywhere among the world's most ethical companies for the past 14 years. The Ethisphere® Institute is the global leader in defining and advancing the standards of ethical business practices that fuel corporate character, marketplace trust and business success.



John Skicewicz, CCIM

The Broker has been a Realtor for over 40 years and attained the CCIM designation over 20 years ago. A Certified Commercial Investment Member is a recognized expert in the disciplines of commercial and investment real estate.

John has supervised completion of over \$1 billion in closed commercial transactions.

References from past clients are available on request.

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