

# St Petersburg Office/Retail Space for Lease

4443 54<sup>th</sup> Ave N, St Petersburg FL 33714

## EXECUTIVE SUMMARY



### Summary:

|                   |                                      |
|-------------------|--------------------------------------|
| Lease Rate:       | \$1,695/month (includes water)       |
| Space Available:  | 850 square feet +/-                  |
| Use:              | Office/Retail                        |
| Parking:          | Ample                                |
| Signage:          | Building and Pylon signage available |
| Air Conditioning: | Central Heat/Air                     |
| Construction:     | Block                                |
| Traffic Counts:   | 18,000 + cars/day                    |
| Zoned:            | C2 General Retail Commercial         |
| Utilities"        | Water/Sewer/Garbage included         |

### Overview:

Immediate availability.

This is a newly renovated highly visible office/retail endcap space available for lease. The location is easy to find for all of your clients and a short drive to Interstate 275. This space is located in north St Petersburg on highly traveled 54<sup>th</sup> Avenue with 18,000 + cars/day. This commercial building is well maintained and features plenty of parking. The newly renovated open floor plan features lots of windows, a private bathroom, central air and storage. The space is perfect for a realtor office, insurance office or a retail use.

Space is leasing "AS IS, WHERE IS".

Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

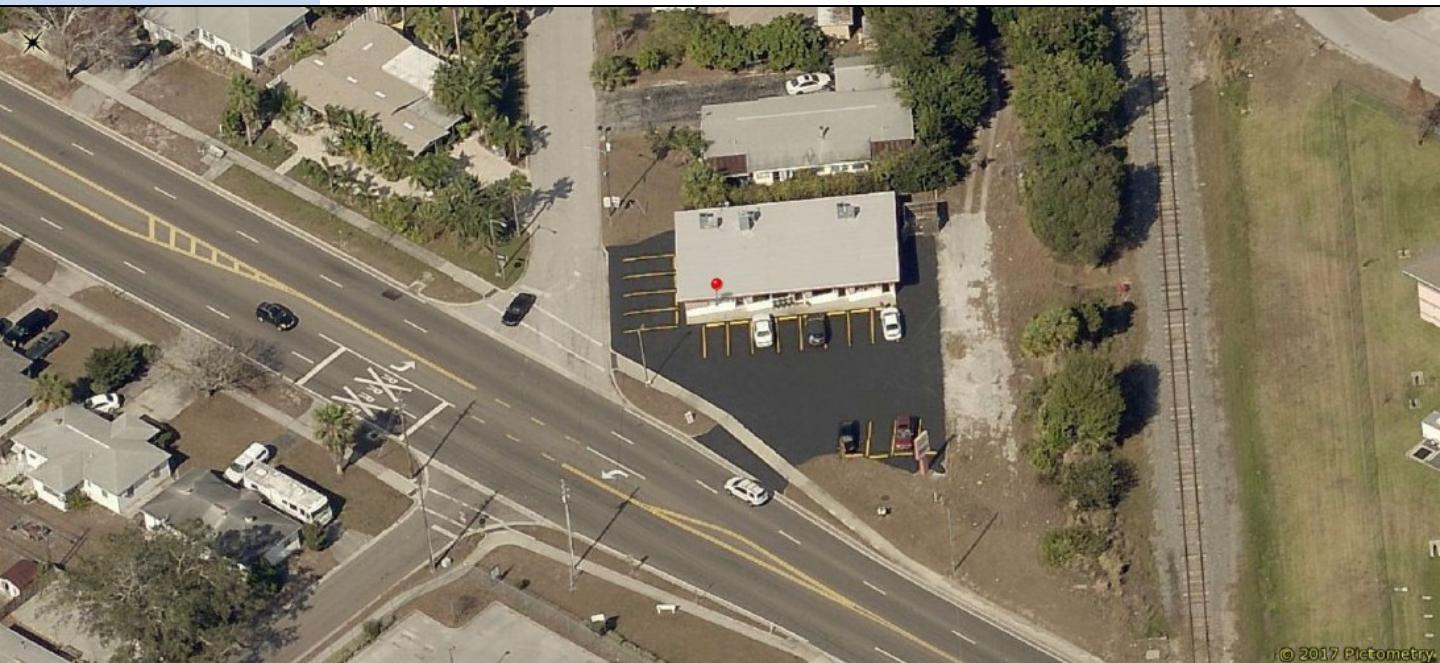
Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300  
Tampa, FL 33609  
[www.andrettaproperties.com](http://www.andrettaproperties.com)  
Office: 813-889-0889

# St Petersburg Office/Retail Space for Lease

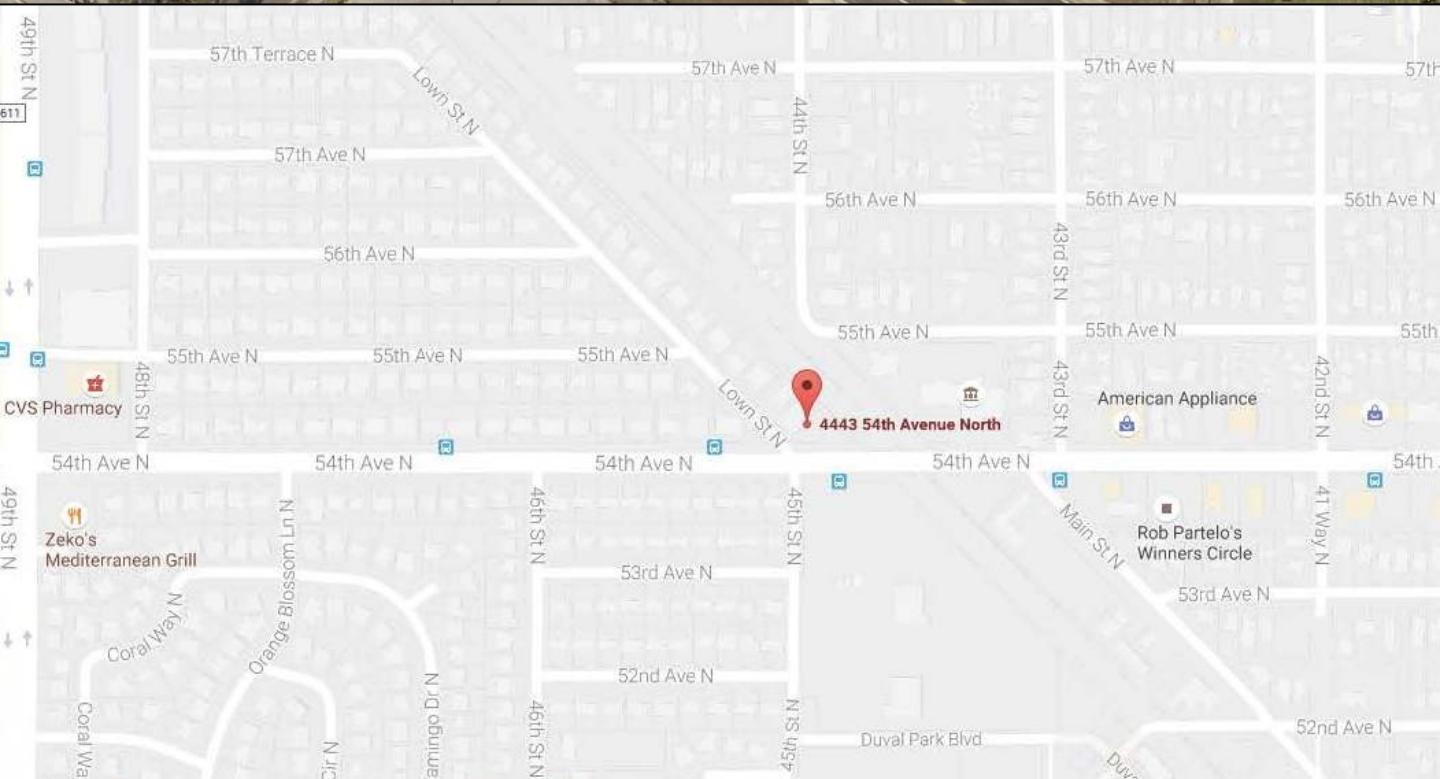
4443 54th Ave N, St Petersburg FL 33714



AERIAL AND MAP



© 2017 Pictometry



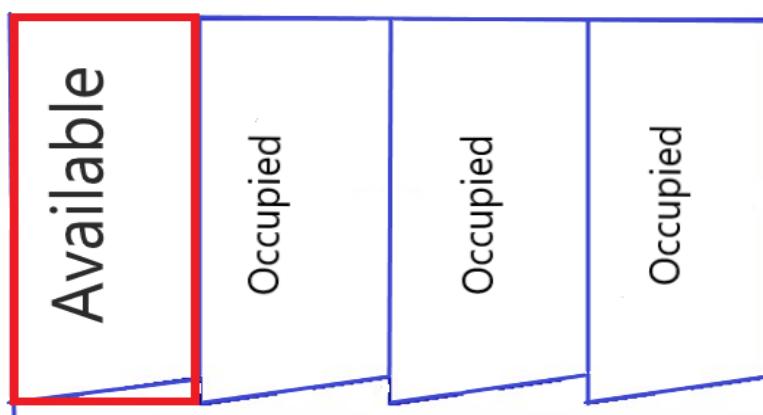
Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300  
Tampa, FL 33609  
[www.andrettaproperties.com](http://www.andrettaproperties.com)  
Office: 813-889-0889

# St Petersburg Office/Retail Space for Lease

4443 54<sup>th</sup> Ave N, St Petersburg FL 33714

PICS AND FLOOR BUILDING LAYOUT



Bill Besseliu, CCIM

Mobile/Direct: 813-263-5854

[besseliu@gmail.com](mailto:besseliu@gmail.com)

Licensed Real Estate Broker

550 N. Reo St. #300

Tampa, FL 33609

[www.andrettaproperties.com](http://www.andrettaproperties.com)

Office: 813-889-0889