

Anthony Maccaroni
 Anthony
 anthonymaccaroni@gmail.com
 Cell: 727-641-0271



U8236280 191 ORANGE ST, PALM HARBOR, FL 34683



County: Pinellas
Status: Sold
Backups Requested: Yes
Legal Subdivision Name: GRAND BAY SUB
Property Style: Mixed Use
List Price: \$1,750,000
LP/SqFt: \$242.32
Year Built: 1991
Ownership: Corporation
Lot Features:
Flood Zone Code: AE
Flex Space SqFt:
Office Retail Space SqFt:
New Construction: No
Construction Status: Completed
Sold Date: 05/31/2024
Sold Price: \$1,750,000
SP/SqFt: \$242.32
Number of Tenants:
Financial Package:
Special Sale: None
ADOM: 33
CDOM: 33
Heated Area: 5,704 SqFt / 530 SqM
Total Area: 7,222 SqFt / 671 SqM

The only thing better than living in Ozona, is owning a business in Ozona! Embrace the opportunity to secure premium commercial space nestled within the vibrant Core District of Ozona. This expansive property sits on .64 acres, featuring a Key West style building with a metal roof covering 7500 square feet. This diverse building consists of three fully sized suites along with a fully operable restaurant, making it a versatile investment opportunity. Moreover, it offers ample parking with 36 parking spaces. With its coveted "C-2" Commercial General zoning designation, the potential for diverse utilization is virtually limitless, allowing for various business ventures and endeavors to thrive within its premises. Currently arranged as a restaurant and three office suites, this property highlights a fully leased restaurant with prominent frontage along The Pinellas Trail. The restaurant, approximately covering over 2200 sqft, boasts a well-equipped bar, spacious seating, a comprehensive chef's kitchen, and two bathrooms. Meanwhile, the larger office suites comprise of three sizable private offices alongside a roomy reception area, an employee break room/kitchen, and ample storage space. Meanwhile, the other office suite has been recently renovated with a new bathroom and offers a full shower. Walking distance to the Pinellas Trail, marinas, shops and only minutes to the parks and beaches, Ozona is already a sought after destination for locals and tourists. Creative use of this space and prime location equals unlimited potential for your business. Don't let your potential customers and clients pass by. Act fast to own a piece of prime Ozona real estate.

Land, Site, and Tax Information

Legal Desc: GRAND BAY SUB BLK F, LOTS 6,7,8,9 & 10
SE/TP/RG: 11-28-15
Subdivision #:
Between US 1 & River:
Tax ID: [11-28-15-32652-006-0060](#)
Zoning: C-2
Future Land Use:
Section #: 11
Block/Parcel: F
Taxes: \$13,159.18
Auction Type:
Auction Firm/Website:
Book/Page: 4-13
Alt Key/Folio #:
Road Frontage: City Street
Add Parcel: No **# of Parcels:**
Flood Zone: AE
Property Use: Mixed Use
Property Status: Completed
Utilities Data: BB/HS Internet Capable, Electricity Available, Public, Water Connected
Parking: Ground Level, Over 30 Spaces
Census Block: **Census Tract:**
Representation:
Lot Dimensions: 269x119
Total Acreage: 1/2 to less than 1
Condo Environment YN:
Converted Residence YN: No
Water Frontage: No
Water Access: No
Water View: No
Addtl Water Info:
Tax Year: 2023
Property Access:
Development:
Lot #: 6
Unit #:
Buyers Premium:
Complex/Comm Name:
Additional Tax IDs:
Flood Zone Date:
Front Footage:
Front Exposure:
Flood Zone Panel:
Use Code: C-2
SqFt Source: Public Records
Land Lease Fee:
Community Feat:
Lot Size Acres: 0.64
Class of Space:
Condo Fee Sched:
Pets Allowed Y/N:
Waterfront Ft: 0
Water Name:
Water Extras: No
Lot Size: 27,730 SqFt / 2,576 SqM
Space Type:
Condo Fees:

Interior Information

Floors: One
of Restrooms:
A/C: Central Air
Heat/Fuel: Central, Heat Pump
Total Number of Buildings: 1
of Hotel/Motel Rooms:
Ceiling Height:
Window Features:
Offices:
of Conference/Meeting Rooms:
Ceiling Type:
Water: Public

Exterior Information

Other Structures:
Ext Construction: Block, Vinyl Siding
of Water Meters:
of Bays:

Anthony Maccaroni

Anthony

anthonymaccaroni@gmail.com

Cell: 727-641-0271



Roof Construction: Metal
Electric Service:

of Gas Meters:
of Electric Meters:

of Bays Grade Level:
of Bays Dock High:
Building Elevator Y/N:
Eaves Height:
Door Width:

Easements:

Garage Door Height:

Adjoining Property:

Accessory Buildings:

Transportation Access:

Foundation: Slab

Road Surface Type: Chip And Seal

Road Responsibility:

Building Features: Bathrooms, Dumpsters, Extra Storage, On Site Shower

Signage: Street Signage

Door Height:

Audio Surveillance Notice:

Income and Expense

Annual Net Income:

Annual Expenses:

Net Operating Income:

Annual Total Scheduled Income:

Operating Expenses:

Ann Income Type:

Net Operating Income Type:

Green Features

Disaster Mitigation:

Indoor Air Quality:

Green Energy Features:

Green Energy Generation:

Solar Panel Ownership:

Green Water Features:

Green Landscaping:

Green Sustainability:

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.