

Sauter & Associates LLC.

COMMERCIAL AND INVESTMENT
REAL ESTATE

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St. Petersburg - Tampa

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Featured Property

23,000 SF **Development Site** at a lighted intersection on 49th Street North.

Address: 4601 49th Street North, St. Petersburg, FL

Sale Price: \$949,500.00



Property Attributes

- 23,205 ft² lot on the corner of 49th Street North and 46th Avenue North.
- Located on a **lighted intersection**.
- Traffic count on 49th Street is 29,569 cars per day.
- Floor Area Ratio (FAR) maximum is 0.55.
- Maximum impervious cover is 0.95.
- Maximum building height is 50 ft.
- Flexible "General Commercial and Services District" zoning in Unincorporated Pinellas County.
- **135 ft of frontage** on 49th Street.
- Average income of \$71,037 in two-mile radius, of \$85,849 in ten-mile radius.

Directions to Property

From US Hwy 19 (34th Street) in St. Petersburg: Go East on 38th Avenue North. Follow this to 49th Street and turn right (northbound). Proceed to 46th Avenue. The Property is to the right, across 46th Avenue.

Using GPS: For GPS, use 4601 49th Street North, St. Petersburg, Florida

Google Maps Link: <https://maps.app.goo.gl/JKTt5TY94jdixUGF9>

Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet, distance and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.

Sauter & Associates - Property Details - 727-421-3706

Address: 4601 49th St. N. & 4611 49th St. N. & 4823 46th Ave. N.

Parcel Id: 04-31-16-29826-001-0080, 04-31-16-29826-001-0060 and 04-31-16-29826-001-0110

Location: North 49th Street Corridor in Unincorporated Pinellas County. However, the mailing address is in St. Petersburg.

Total Leasable Area: 5,575 ft² across 3 buildings.

Zoning: C2 Zoning with a CG Future Land Use in Unincorporated Pinellas County.

Utilities: Water / Sewer / Electric / Internet / Phone

Year Built for current buildings: 1950, 1951, 1958.

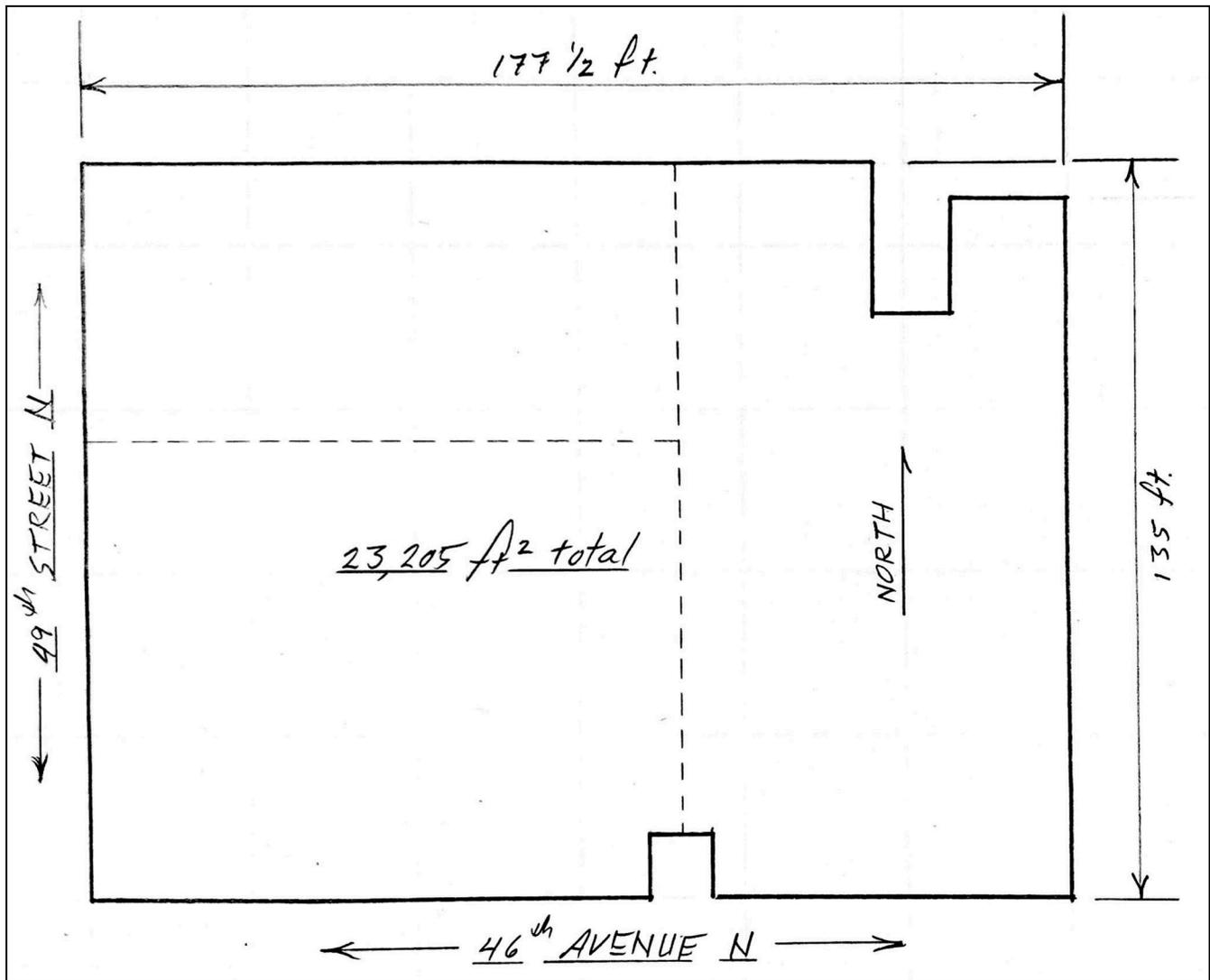
Present Use: Retail and office.

Taxing District: Unincorporated Pinellas County, Florida

Terms: Cash, SBA or conventional financing. Contact broker about financing options.

Contact listing agent to make an appointment for showing by calling (727) 421-3706.

Please do not disturb the tenants!



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