

Executive Summary

1141 Pierce St.
CLEARWATER, FL 33756



David McComas
Chief Executive Officer
727-410-2800

18167 US Highway 19 N.
Clearwater, FL 33764
info@europeanequities.com



EUROPEAN EQUITIES
CORPORATION

HD
HEATHER A DESIGN

CLIENT: Whole Development
DIMENSIONS: 11 x 8.5"
TITLE: Flyer
COLORS: CMYK

Job #00889 07.03.24

1141 Pierce St. Investment Flyer
Notes:

Investment Overview



Converted Warehouse: Currently used as a High-End Showroom and Man Cave

European Equities is pleased to present for sale of a rare gem in downtown Clearwater. This warehouse showroom and man cave is just a half mile from the heart of downtown. It was redesigned for an avid car collector with a passion for restoring antique automobiles and is located at 1141 Pierce Street Clearwater, FL 33756. Inside features a large showroom currently showcasing 10 antique cars with the capacity for 25 cars comfortably. The owner also designed an in-house shop for repairs and restorations. With hard work comes time for pleasure.

Experience luxury and comfort in the exquisitely designed man cave, currently used as a lounge and game room with added touches of elegance and warmth to the space. The full-sized bar features a stunning glass window backdrop to admire the showroom from your bar seat with your associates. The bar area is designed with granite countertops and nickel finishings, comfortably seating 6 people. It includes two deep sinks, a stove, and an oven, a

keg fridge, with ample space to store your favorite beverages and snacks. The room itself has marble flooring and beautiful wood design coving all four walls. Also included in the building has a private office for getting down to business, a bathroom and utility room with ample storage. This property offers a unique opportunity to combine business with pleasure in a single, luxurious location. Whether you are looking to create a high-end car showroom or a sophisticated man cave, this property has everything you need.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

Executive Summary



Outside & Surroundings

Nestled a half mile from the heart of Clearwater, minutes from the beach, this single-story property not only offers a prime location but also promises a lucrative return on investment. The warehouse was built in 1969 and completely remodeled in 2020 with A/C throughout and a new roof in 2020. There are 9 parking spaces and 3 entrances: A set of double doors at the east main entrance and a large garage door with a side door entrance on the south end of the building for easy access. Located on the corner of Pierce Street and Madison Avenue, this property is neighbors to Fran Crum Employment Services corporate headquarters to the south. The properties north and east are vacant and to the west is another warehouse in business. Experience easy access in all directions with plenty of restaurants, retail and fun.

Investment Highlights

- Half mile from the heart of downtown Clearwater
- 2020 complete remodel
- New roof in 2020
- A/C throughout
- High-end quality design and amenities
- Accessibility
- Few Minutes from Morton Plant Hospital
- Minutes from Clearwater Beach
- Florida is a No Income Tax State

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

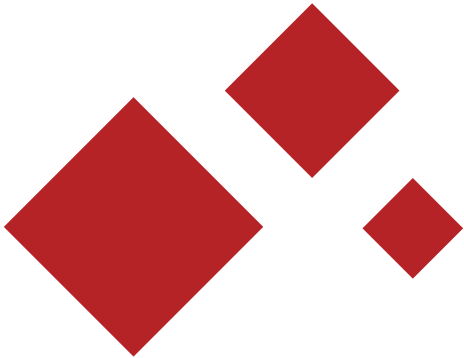
Executive Summary

Property Details

Property Address 1141 Pierce St., Clearwater, FL 33756
Purchase Price Not listed
Building Type Pre-engineered metal
Property size 15,337 SF
Year Built..... 1969 (remodeled 2020)
Tenancy Single
Zoning..... Non evac
Frontage..... Corner of Pierce St. and S. Madison Ave.
Property Type Warehouse
Building Size..... 9,630 heated SF
CAW 720 SF
Building Class..... B
Building height..... 1 Story
Land Acres..... 35
Parking Spaces 9

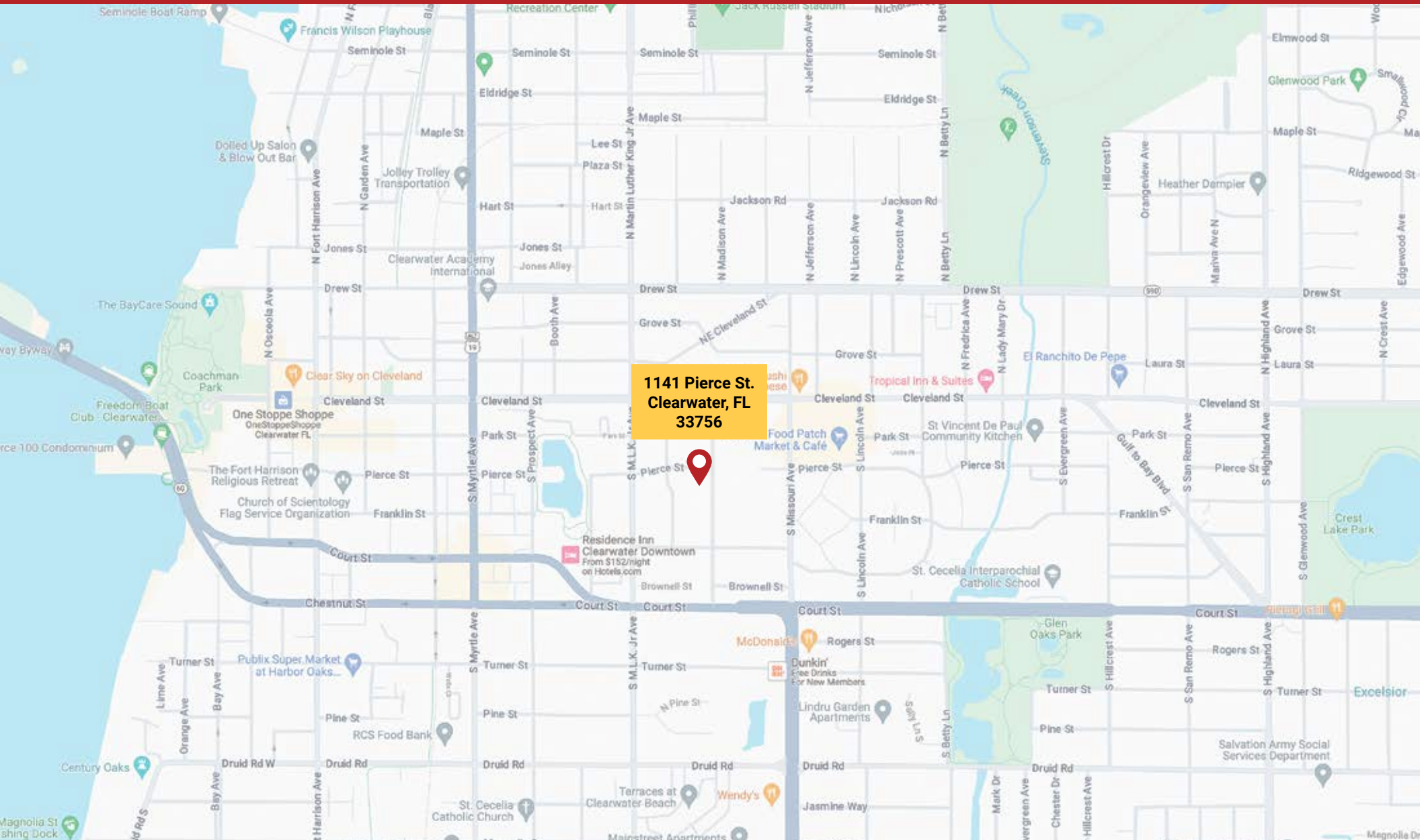
Property Highlights

- Large showroom
- In-house Automotive shop
- Man cave: Lounge & Game room
- Full size bar
- Private office
- Utility room



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

Research Local Street Map



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

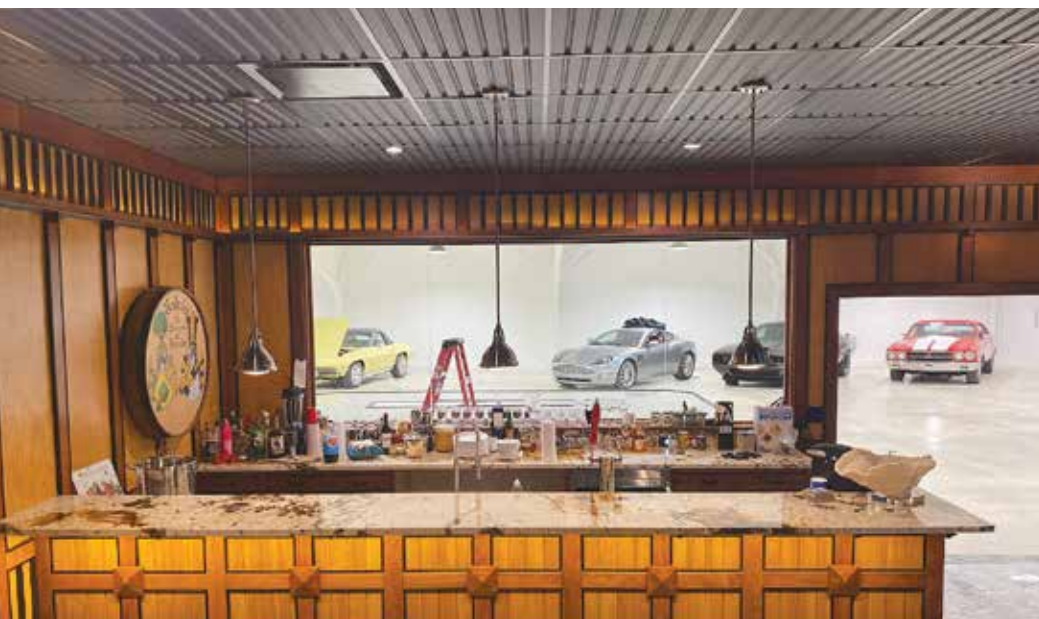


Research Property Photos



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

Research Property Photos



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

Research Property Photos



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

Research Property Photos



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



EUROPEAN EQUITIES
CORPORATION

Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from European Equities Corporation and should not be made available to any other person or entity without the written consent of European Equities Corporation Real Estate Investment Services of Florida, Inc. ("European Equities Corporation"). This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. European Equities Corporation has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, European Equities Corporation has not verified, and will not verify, any of the information contained herein, nor has European Equities Corporation conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

European Equities Corporation Real Estate Investment Services, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or EEC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of EEC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

European Equities Corporation is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or European Equities Corporation, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of European Equities Corporation, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR EUROPEAN EQUITIES CORPORATION AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



Net Lease Disclaimer

European Equities Corporation hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, European Equities Corporation has not and will not verify any of this information, nor has European Equities Corporation conducted any investigation regarding these matters. European Equities Corporation makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. European Equities Corporation expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this net leased property.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



Special COVID-19 Notice

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. European Equities Corporation has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. European Equities Corporation's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. European Equities Corporation and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



EUROPEAN EQUITIES
CORPORATION



EUROPEAN EQUITIES
CORPORATION



David McComas
Chief Executive Officer
(m) 727-410-2800
dmccomas@europeanequities.com

18167 US Highway 19 N.
Clearwater, FL 33764
info@europeanequities.com
(727) 723-3771