

Sauter & Associates LLC.

COMMERCIAL AND INVESTMENT
REAL ESTATE

William **Buddy** Sauter, Licensed R.E. Broker

St. Petersburg - Tampa

P: 727-421-3706 F: 813-434-2341

www.buddysauter.com e-mail: buddy@buddysauter.com

Featured Property

High quality industrial building with Class A offices, tall ceilings, and mid-county location

Address: 8767 115th Ave, Largo, FL 33773

Sale Price: \$1,800,000



Property Attributes

- 9,191 ft² heated SF, two-building complex on 0.55 acres.
- ±24,010 SF lot (0.55 acres)
- 22 marked parking spaces on site.
- Dock high and grade level loading doors.
- Oakwoods Industrial Center, unincorporated Pinellas County; near US-19 and Bryan Dairy Rd.
- Elegant landscaping with sprinklers.
- Fully air-conditioned facility.
- 800-amp electrical service.
- E-2 Employment zoning (Unincorporated Pinellas County) with E land use.
- FEMA Flood Zone X (not in the 500-year flood plain).
- Located in Unincorporated Pinellas County.

Directions to Property

From US Hwy 19 (Ulmerton Rd area)th in Pinellas County: Take US Hwy 19 south to Bryan Dairy Road (118th Ave N). Turn west on Bryan Dairy Road, then turn left (south) on 88th Street N. Turn right on 115th Ave. Proceed to the address on the left-hand side.

Using GPS: For GPS, use 8767 115th Ave, Largo, Florida 33773

Google Maps Link: <https://www.google.com/maps/place/8767+115th+Ave,+Largo,+FL+33773>

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: 8767 115th Ave, Largo, FL 33773
(Unincorporated)

Location: Oakwoods Industrial Center, near US-19
and Bryan Dairy Rd

Total Leasable Area: 9,191 ft²

Land Use: E (Employment), Future Land Use; E-2
Employment zoning (Unincorporated Pinellas
County).

Parking: 32 marked spaces on site.

Power: 800 Amps of single-phase power.

Utilities: Water / Sewer / Electric / Internet / Phone

Year Originally Built: 1990 (both buildings).

Taxing District: Seminole Fire (STF), Unincorporated
Pinellas County

Freight ramp at rear of warehouse; drive-in loading
access.

Present Use: General Warehouse / Distribution and
offices.

Parcel Id: 13-30-15-63701-000-0030

Short Legal Description: OAKWOODS INDUSTRIAL
CENTER LOT 3

Allowable Uses (E-2, by right): Warehousing and
distribution, wholesale storage, light manufacturing and
assembly, contractor's yards, vehicle storage and
maintenance, self-storage, business and professional
offices, medical and dental offices, and various
commercial and service uses. Contact Pinellas County
Development Review Services at (727) 464-3888 for a
Zoning Certification Letter confirming permitted uses for
this parcel.

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

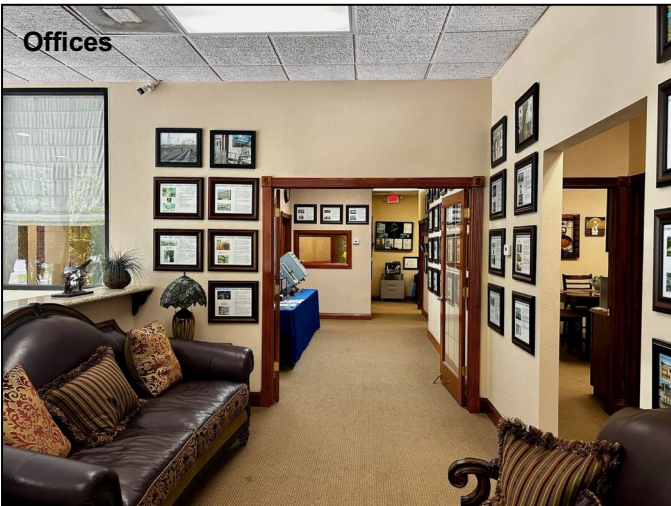
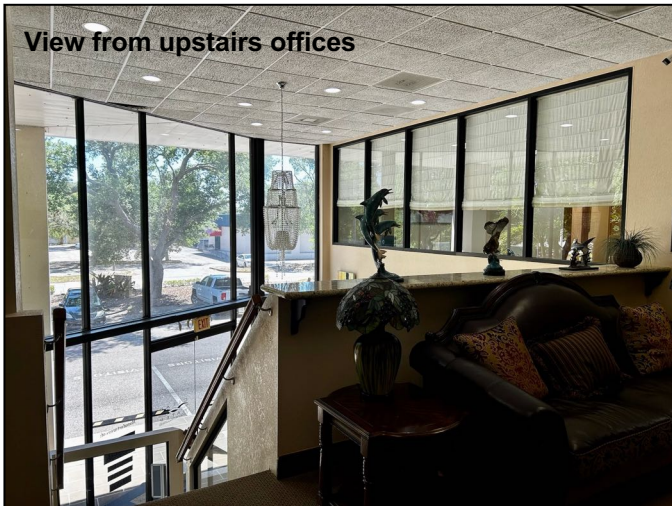
**Contact listing agent to make an appointment for
showing by calling (727) 421-3706.**

Please do not disturb the occupants.

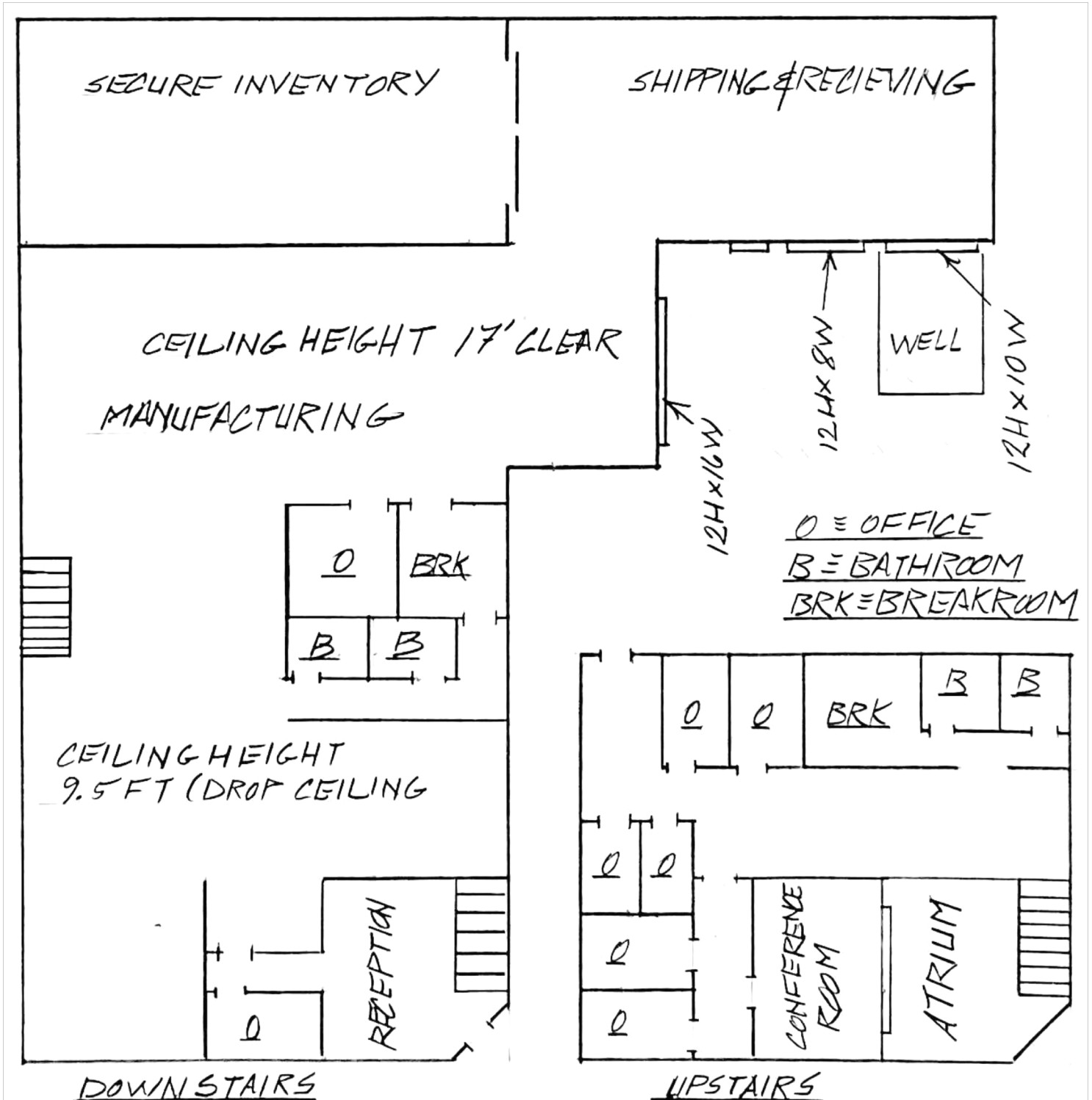


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8767 115th Ave – Pictures

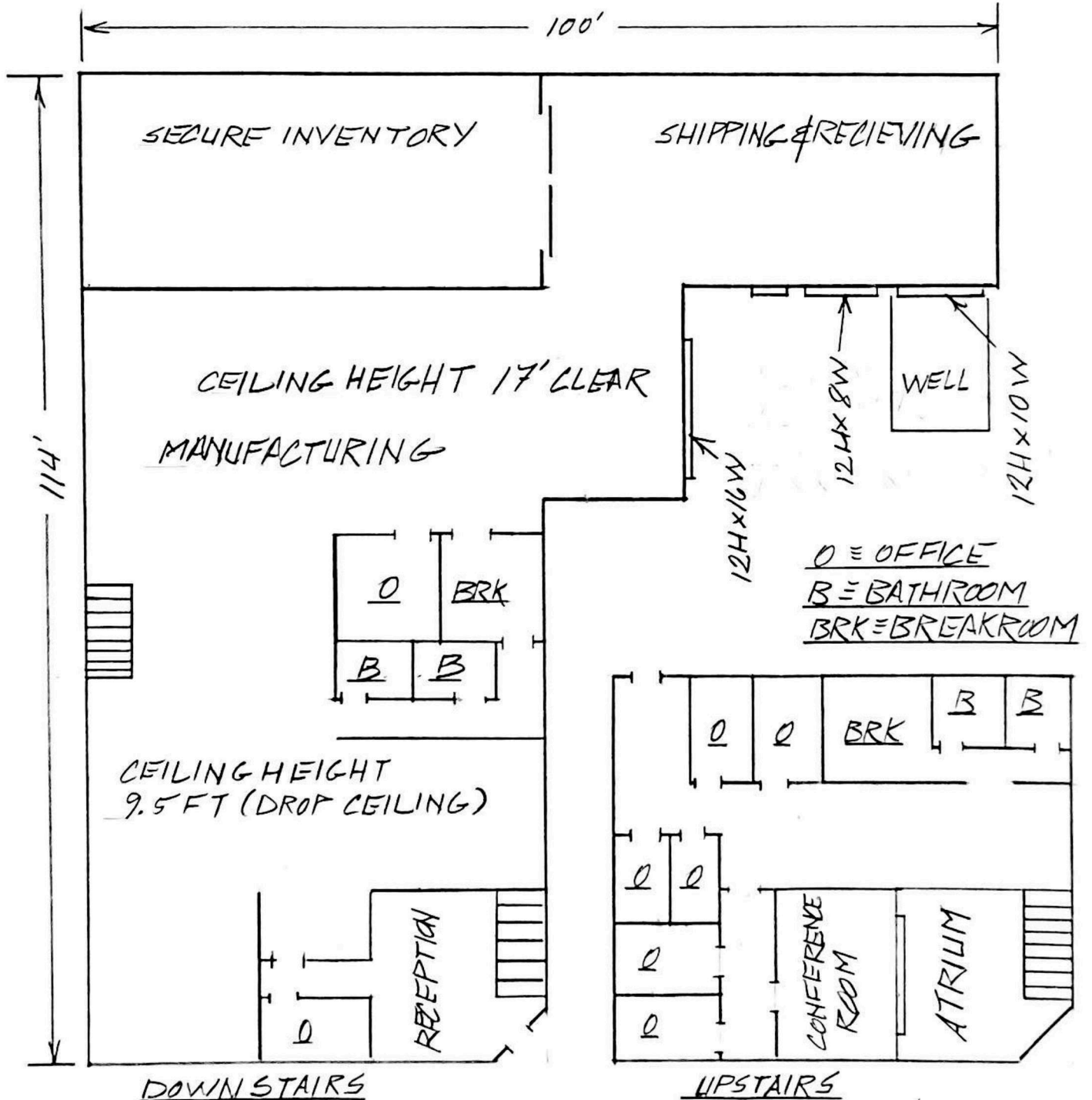


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