

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

Iconic Retail / Office, Multi-tenant commercial building in the heart of North Reddington Beach.

Address: 16913 Gulf Blvd, North Reddington Beach

Sale Price: \$3,000,000



Property Attributes

- Excellent and prominent visibility in the center of North Reddington Beach.
- 15,280 leasable ft² building, divided into eight suites.
- 40,000-square-foot square lot (.92 acres).
- 64 off-street marked parking spaces along the front, side and back.
- Located on the north-east side of golf Boulevard.
- Suites are configured for a variety of retail or office use.
- Flexible "Commercial Light" zoning in North Reddington Beach.
- Gulf Beach access is across the street.
- Concrete block construction with terrazzo floors.

Directions to Property

From Alt 19 (Bay Pines Blvd) in Pinellas County: Take FL 666 toward Madeira Beach/Reddington. This will take you across Tom Stewart Causeway (150th Ave.) to the barrier islands. Turn right onto Gulf Boulevard and proceed north. The property is on the right-hand side just passed 169th Ave. Parking is in the front, or turn right on 170th Ave. and park there.

Using GPS: For GPS, use 16913 Gulf Blvd., North Reddington Beach, Florida.

Google Maps Link: <https://maps.app.goo.gl/eFh2kmzsGtnRRjZe6>

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: 16913 Gulf Blvd., North Redington Beach, Florida 33708

Location: Pinellas County barrier Islands.

Total Leasable Area: 15,280 ft², Total Building Area: 18,402 ft²

Zoning: CL (Commercial Light) in North Redington Beach.

Parking: 64 marked off-street spaces.

Power: separate meters for each tenant.

Utilities: Water / Sewer / Electric / Internet / Phone

Year Built: Front building in 1950; back building in 1966.

Parcel Id: 05-31-15-61020-001-0000

Short Legal Description: NORTH REDINGTON BEACH SEC A BLK A

Taxing District: North Redington Beach, Florida

Terms: Cash 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!

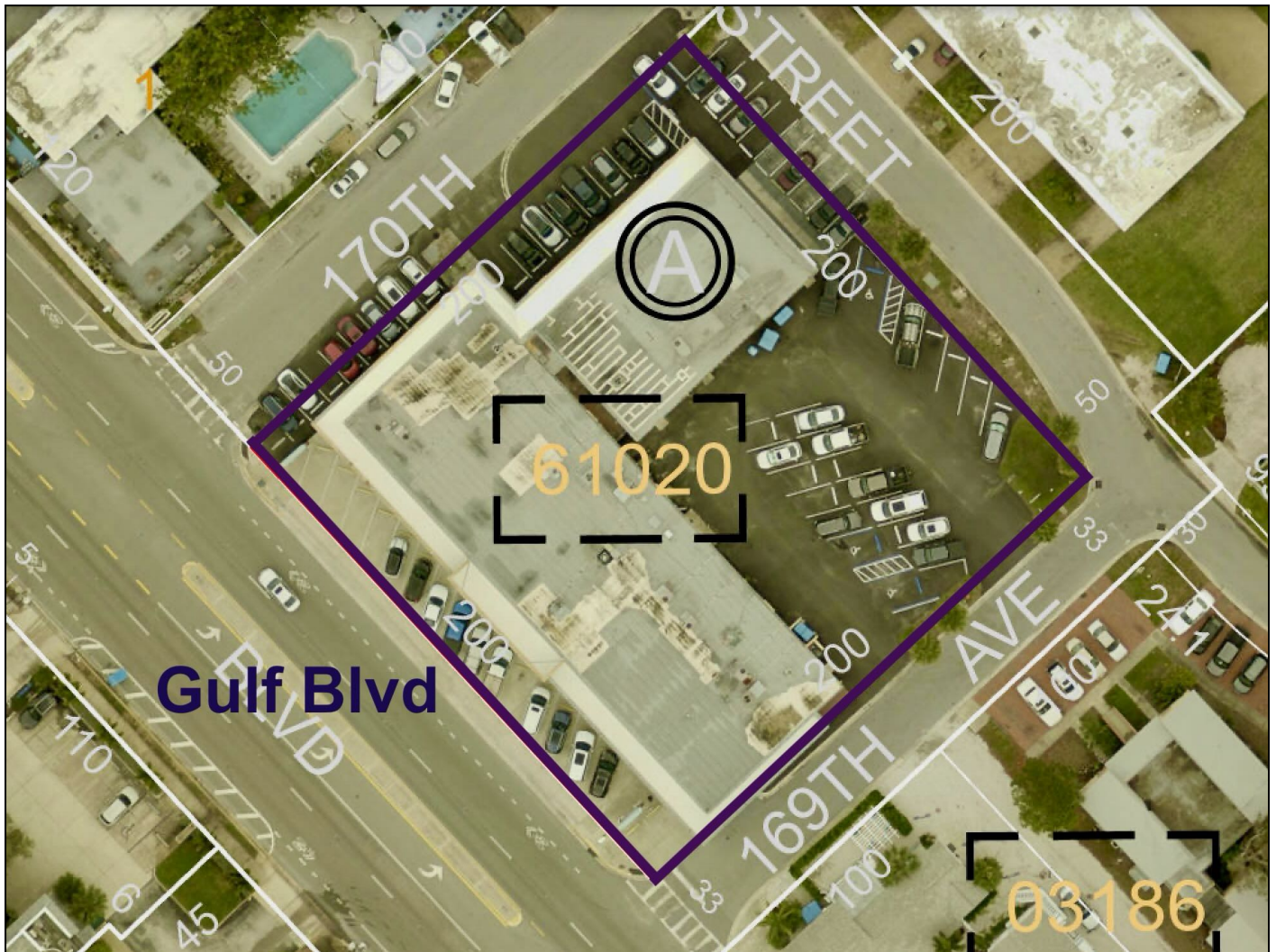


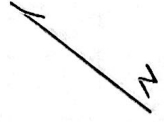
Photo from www.pcpao.gov

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.

16913 Gulf Blvd Floor Plan

DRAWING NO 8631B29EA
11-15-2024

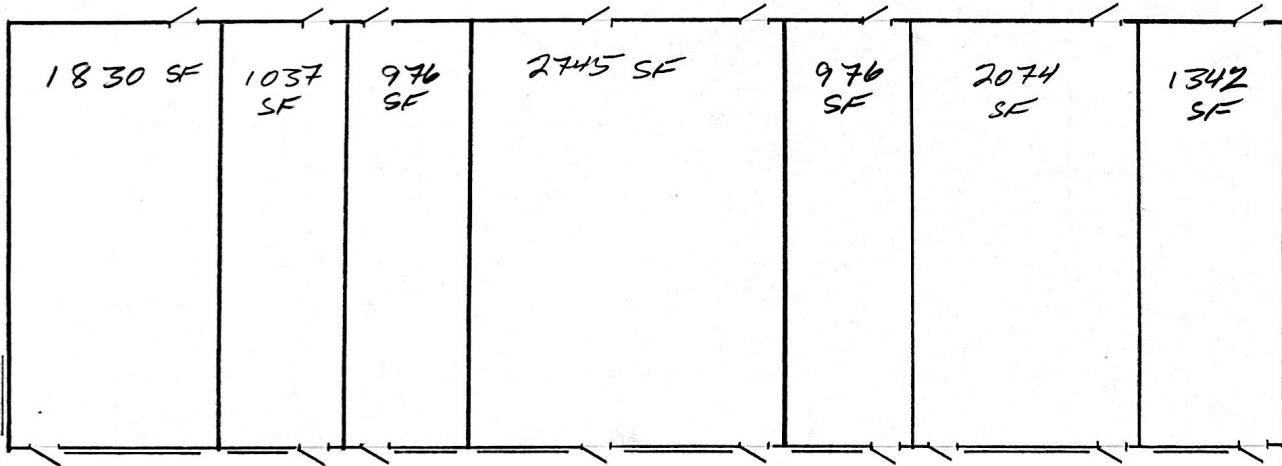
4300 SF



PARKING LOT (BACK)

NOT TO SCALE

VALUES ARE
ESTIMATES ONLY.
USER SHOULD TAKE
THEIR OWN
MEASUREMENTS
AND RELY ON THOSE.



PROPERTY OF SALTER & ASSOC.,
ALL RIGHTS RESERVED