

COMMERCIAL AND INVESTMENT REAL ESTATE

William Buddy Sauter, Licensed R.E. Broker

St. Petersburg - Tampa

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Featured Property

Clean, two-tenant industrial property with an ideal central location and air conditioning.

Address: 2850 & 2852 47th Avenue North, St. Petersburg, FL

Sale Price: \$1,100,000



Property Attributes

- 5,500 ft² building, divided into two equal-sized suites.
- 14,400-square-foot lot (1/3 acre).
- 18 marked parking spaces along the front, side and back, plus space for trucks in the back.
- Located in Joe's Creek Industrial Park, off of US Hwy 19, centrally positioned in Pinellas County.
- Grade-level loading at the back for both suites, each with 10' x 10' roll-up doors.
- Each suite is configured with a medium-sized office in the front and warehouse/manufacturing space in the back.
- The right suite is fully airconditioned. The left suite has office air-conditioning.
- Flexible "Employment" zoning in Unincorporated Pinellas County.

Directions to Property

From US Hwy 19 (34th Street) in St. Petersburg: Go East on 46th Avenue North. Follow this to 28th Street and turn left (northbound) and then turn left on 47th Avenue North. The building is one lot in on the left-hand side.

Using GPS: For GPS, use 2850 47th Avenue North, St. Petersburg, Florida

Google Maps Link: https://maps.app.goo.gl/iPZdmqTC73ch5pG47

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

Address: 2850 47th Ave. North, St. Petersburg, FL

Location: Joes Creek Industrial Park in Unincorporated Pinellas County.

Total Leasable Area: 5,500 ft², (2 suites of 2750 ft²)

Zoning: E-1 (Employment) in Pinellas County, FL

Land Use: E

Parking: 18 marked spaces plus a little extra space.

Power: 400 Amps of Three-Phase Power in right suite and 100 amps of Single-Phase Power in left

ouito.

Utilities: Water / Sewer / Electric / Internet / Phone

Year Built: 1986

Ceiling Height: 13.6 ft' to roof deck at peak. 12.2 ft

to bottom of trusses.

Rear roll door (2X) dimensions: 10 ft X 10 ft

Present Use: Light Manufacturing and Office.

Parcel Id: **02-31-16-44100-000-0061**

Short Legal Description: JOE'S CREEK INDUSTRIAL PARK 1ST ADD LOT 6 LESS E 176.83FT

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!



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.

6090 45th Ave N – Pictures







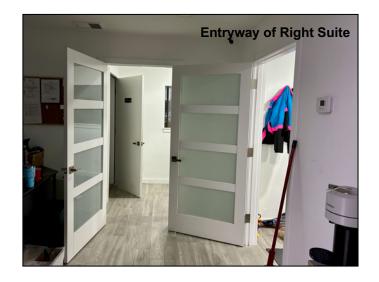






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8111 63rd **St** – **Pictures**









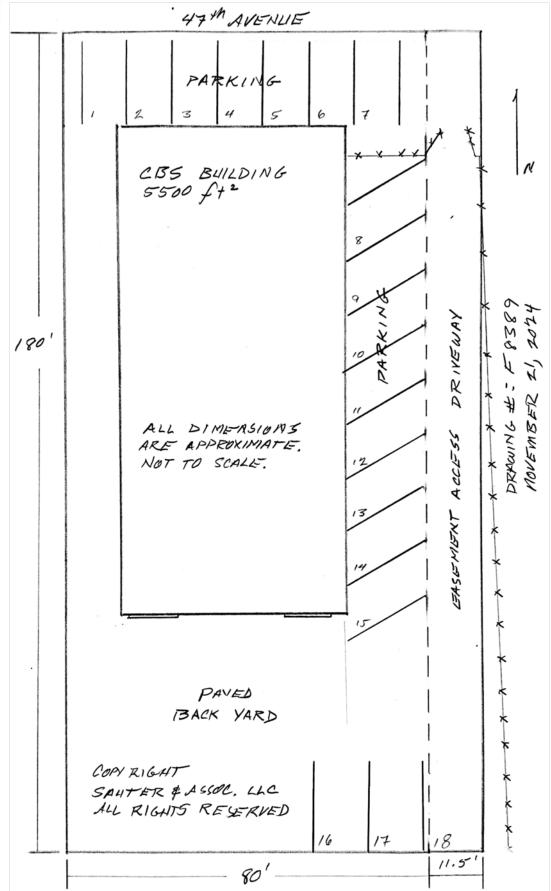




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Site Plan - 2850 47th Ave N



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2850 47th Ave N - Floor Plans Sauter & Associates LLC. - 47M AVENUE -COMMERCIAL AND INVESTMENT REAL ESTATE PARKING 2850 2852 OFFICE OFFICE 12'X13 (HVAC) (HVAC) SPUTER & 450 DROP CEILING 7.8 DRAWING#: BATH BREAKER BUKES BREAKER BOX 200 AMPS 30 100 AMPS I A 200 Amps I p EXHALIST FANT NO HVAC IN HUAC IN WAREHOUSE WAREHOUSE CETLING HETGHT 12.2'- BEAMS - 11.3' 11.3' 13.6' - DECK -12.7 12.7 Information has been secured ALL DIMENSIONS from sources we believe reliable, but we make no representations ARE APPROXIMATE. N or warranties, expressed or implied, as to its accuracy. All NOT TO SCALE. references to age, square feet, distance and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results. MANI 10'x10' ROLL 10'x10' ROLL DOOR HP DOOR UP DOOR