

# Sauter & Associates LLC.

COMMERCIAL AND INVESTMENT  
REAL ESTATE

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## Featured Property

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

**Address: 2850 & 2852 47<sup>th</sup> Avenue North, St. Petersburg, FL**

**Sale Price: \$1,100,000**



## Property Attributes

- 5,500 ft<sup>2</sup> 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 air-conditioned. The left suite has office air-conditioning.
- Flexible "Employment" zoning in Unincorporated Pinellas County.

## Directions to Property

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

**Using GPS:** For GPS, use 2850 47<sup>th</sup> Avenue North, St. Petersburg, Florida

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

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: 2850 47<sup>th</sup> Ave. North, St. Petersburg, FL

Location: Joes Creek Industrial Park in Unincorporated Pinellas County.

Total Leasable Area: 5,500 ft<sup>2</sup> ,(2 suites of 2750 ft<sup>2</sup>)

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 suite.

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!**



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## 6090 45<sup>th</sup> Ave N – Pictures

Back Left View



Parking on Left Side



Right Suite Manufacturing Space



Right Suite Manufacturing Space



Left Suite Warehouse Space



Left Suite Warehouse Space



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## 8111 63<sup>rd</sup> St – Pictures

Entryway of Right Suite



Office in Right Suite



Left Suite Office



Power Panels for Right Suite



HVAC for Right Warehouse



Front of Building from 47<sup>th</sup> Ave.



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Site Plan – 2850 47<sup>th</sup> Ave N



