

# INDUSTRIAL OUTDOOR STORAGE ACRE

4245 118th Ave N, Clearwater, FL 33762



## PROPERTY DESCRIPTION

Great Chance to Own this Industrial Acre

## PROPERTY HIGHLIGHTS

- 1 Acre Fenced and Gated
- 3,040 sf Shop with additional storage areas
- Zoned for Outdoor Storage
- Industrial General
- Block Construction
- New Roof Shingles in 2013
- Roll Up Doors
- Flood Zone X - Minimal Risk

## OFFERING SUMMARY

Sale Price:	\$975,000
Number of Units:	1
Lot Size:	1 Acres
Building Size:	3,040 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	4	717
Total Population	0	8	1,396
Average HH Income	\$0	\$87,842	\$87,543

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## HAL HOLDER

Agent  
O: 727.241.1307  
halholder@gmail.com

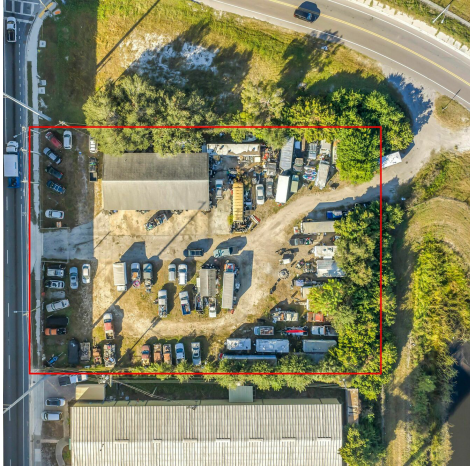
**KW COMMERCIAL**  
360 Central Avenue, Suite 600  
St. Petersburg, FL 33701



**INDUSTRIAL FOR SALE**

# INDUSTRIAL OUTDOOR STORAGE ACRE

4245 118th Ave N, Clearwater, FL 33762



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**HAL HOLDER**  
Agent  
O: 727.241.1307  
halholder@gmail.com

**KW COMMERCIAL**  
360 Central Avenue, Suite 600  
St. Petersburg, FL 33701

Each Office Independently Owned and Operated



# INDUSTRIAL OUTDOOR STORAGE ACRE

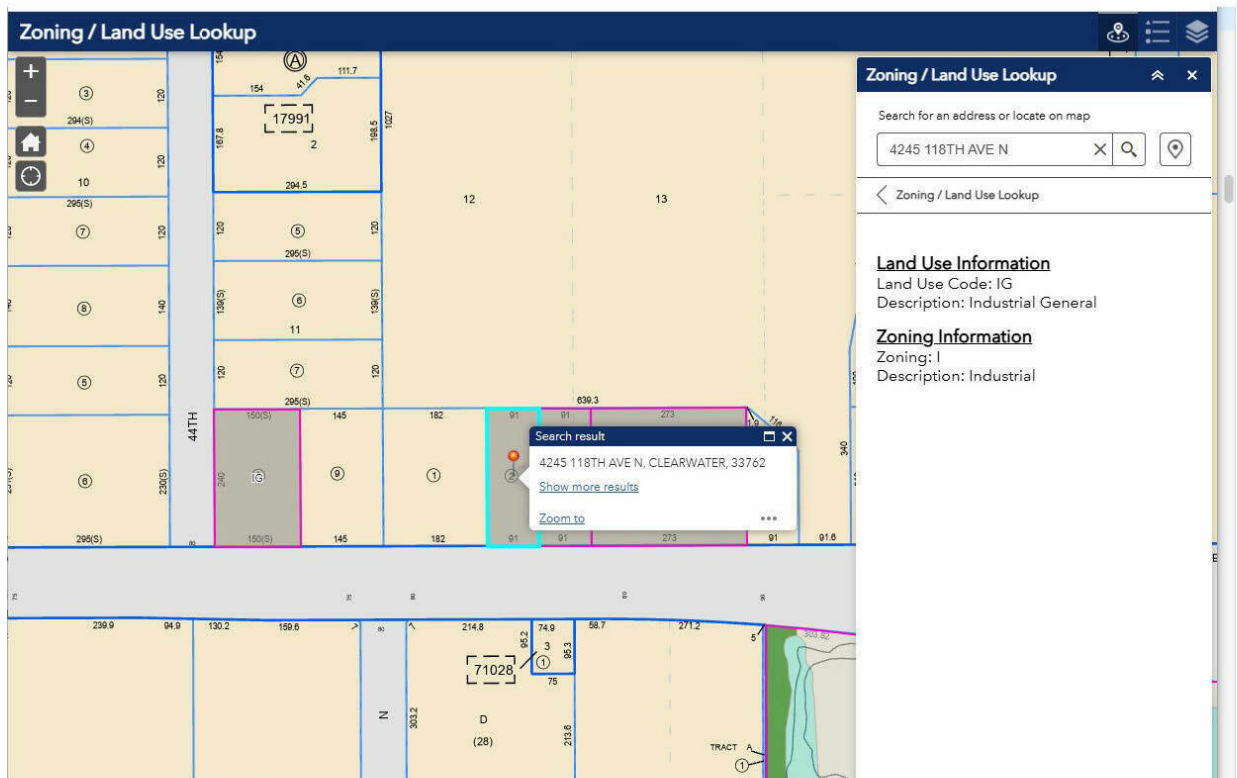
4245 118th Ave N, Clearwater, FL 33762



**Flood Zone X - Brown Shading - Minimal Risk**



**Pinellas County Aerial, 2 lots each 91' x 240'**



**Pinellas County Zoning Map - Land Use IG - Industrial General; Zoning I - Industrial**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**HAL HOLDER**  
Agent  
O: 727.241.1307  
halholder@gmail.com

**KW COMMERCIAL**  
360 Central Avenue, Suite 600  
St. Petersburg, FL 33701

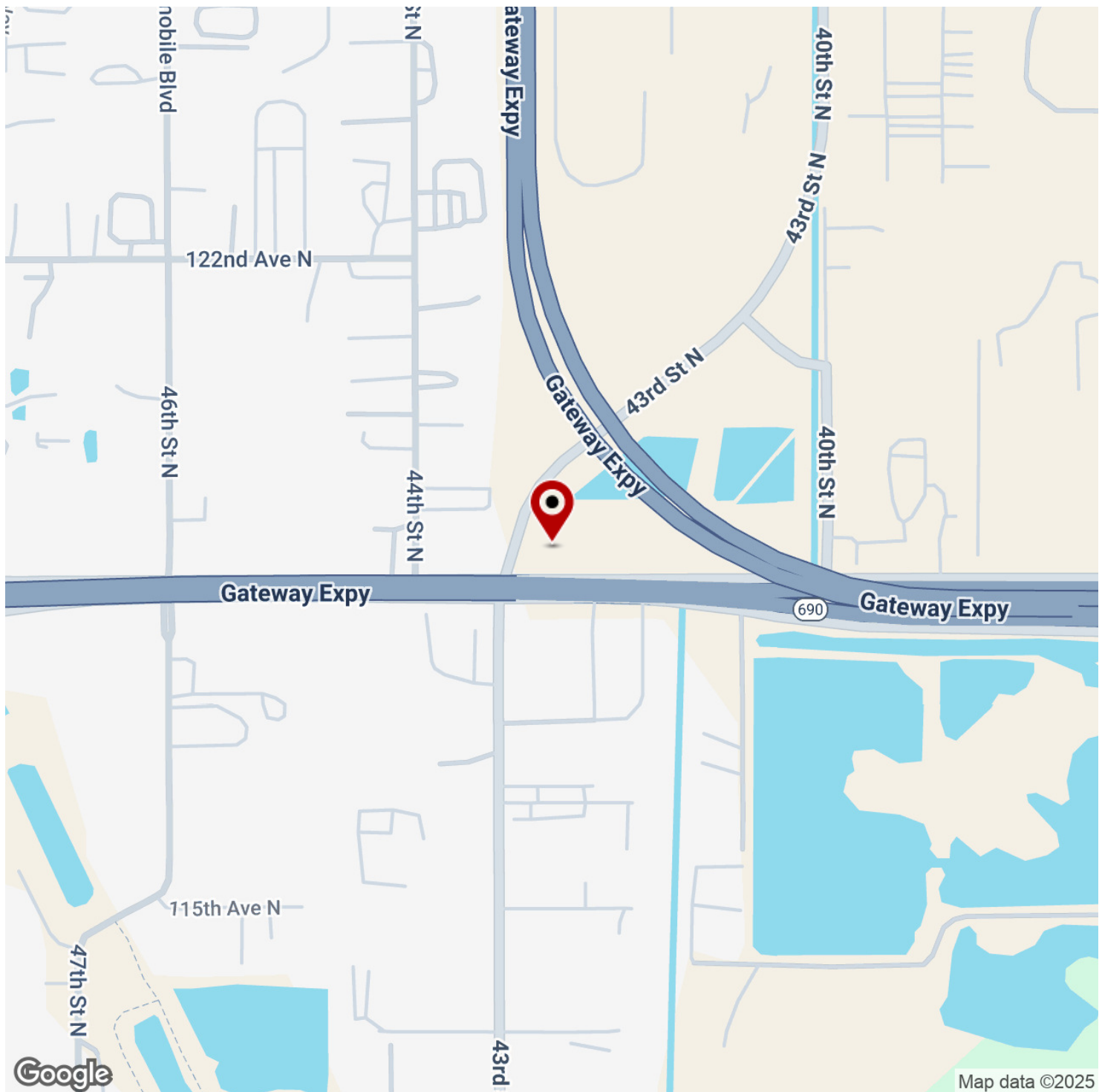
Each Office Independently Owned and Operated

**INDUSTRIAL FOR SALE**



# INDUSTRIAL OUTDOOR STORAGE ACRE

4245 118th Ave N, Clearwater, FL 33762



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**HAL HOLDER**  
Agent  
O: 727.241.1307  
halholder@gmail.com

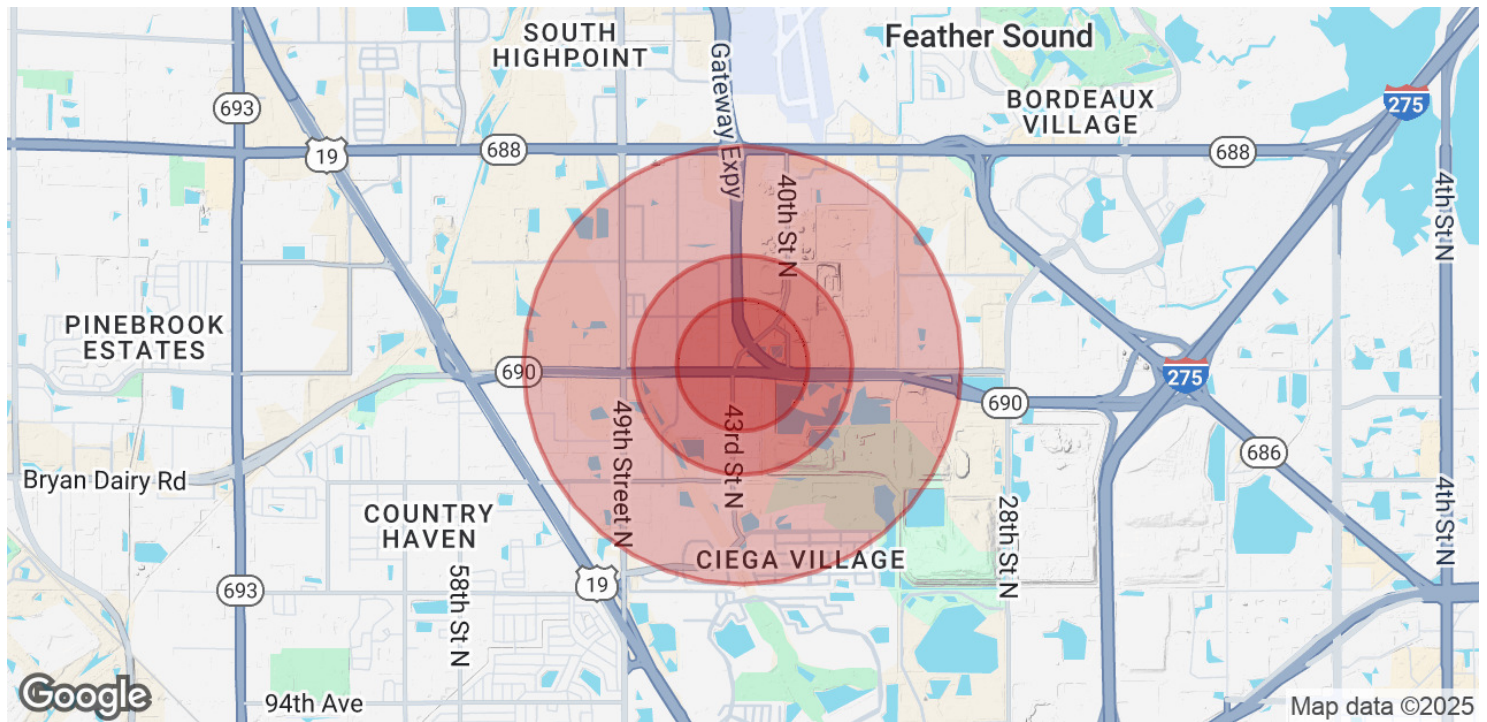
**KW COMMERCIAL**  
360 Central Avenue, Suite 600  
St. Petersburg, FL 33701

Each Office Independently Owned and Operated



# INDUSTRIAL OUTDOOR STORAGE ACRE

4245 118th Ave N, Clearwater, FL 33762



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	8	1,396
Average Age	0	52	52
Average Age (Male)	0	50	50
Average Age (Female)	0	53	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	4	717
# of Persons per HH	0	2	1.9
Average HH Income	\$0	\$87,842	\$87,543
Average House Value		\$316,488	\$315,225

*Demographics data derived from AlphaMap*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**HAL HOLDER**  
Agent  
O: 727.241.1307  
halholder@gmail.com

**KW COMMERCIAL**  
360 Central Avenue, Suite 600  
St. Petersburg, FL 33701