

## Property Summary



1765 Carnegie Avenue, Largo, FL 33756

- The Subject Property consists of a 5,750 SF free-standing industrial building on a 17,875 SF site.
- The building was built in 1998 and has 1,816 SF of office area (400 SF is 2<sup>nd</sup> floor) and 3,934 SF of warehouse space with 3 grade-level OH doors.
- The location is just west of Missouri Avenue in an area convenient to serve the Clearwater, Largo, and north beach communities of Pinellas County.
- Land Use/Zoning: CG, Commercial General in the City of Largo.
- Buildings are in a non flood area (zone X).
- Price \$920,000 (\$160 PSF)

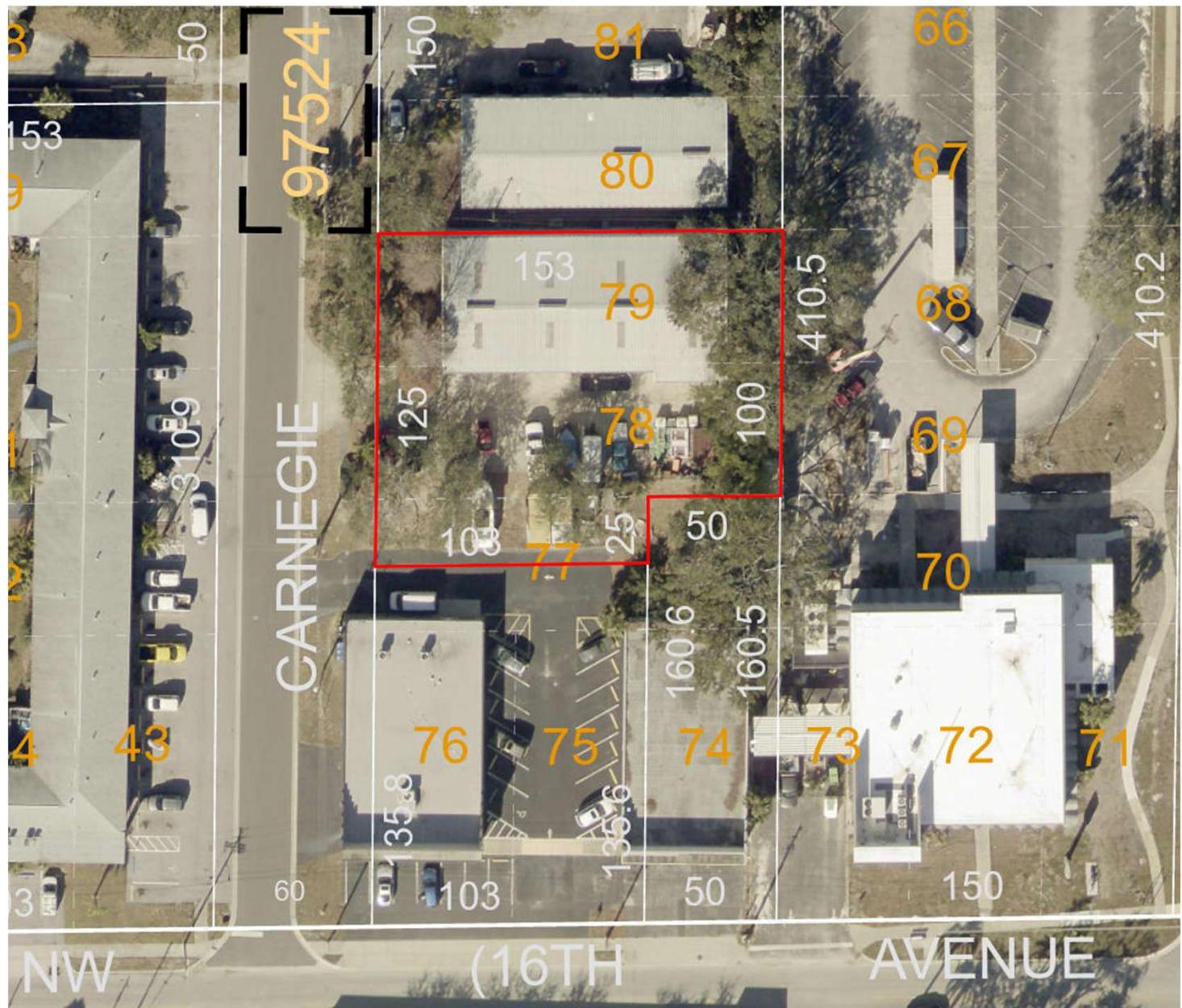
Contact John Skicewicz, CCIM  
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## Plat Map / Aerial



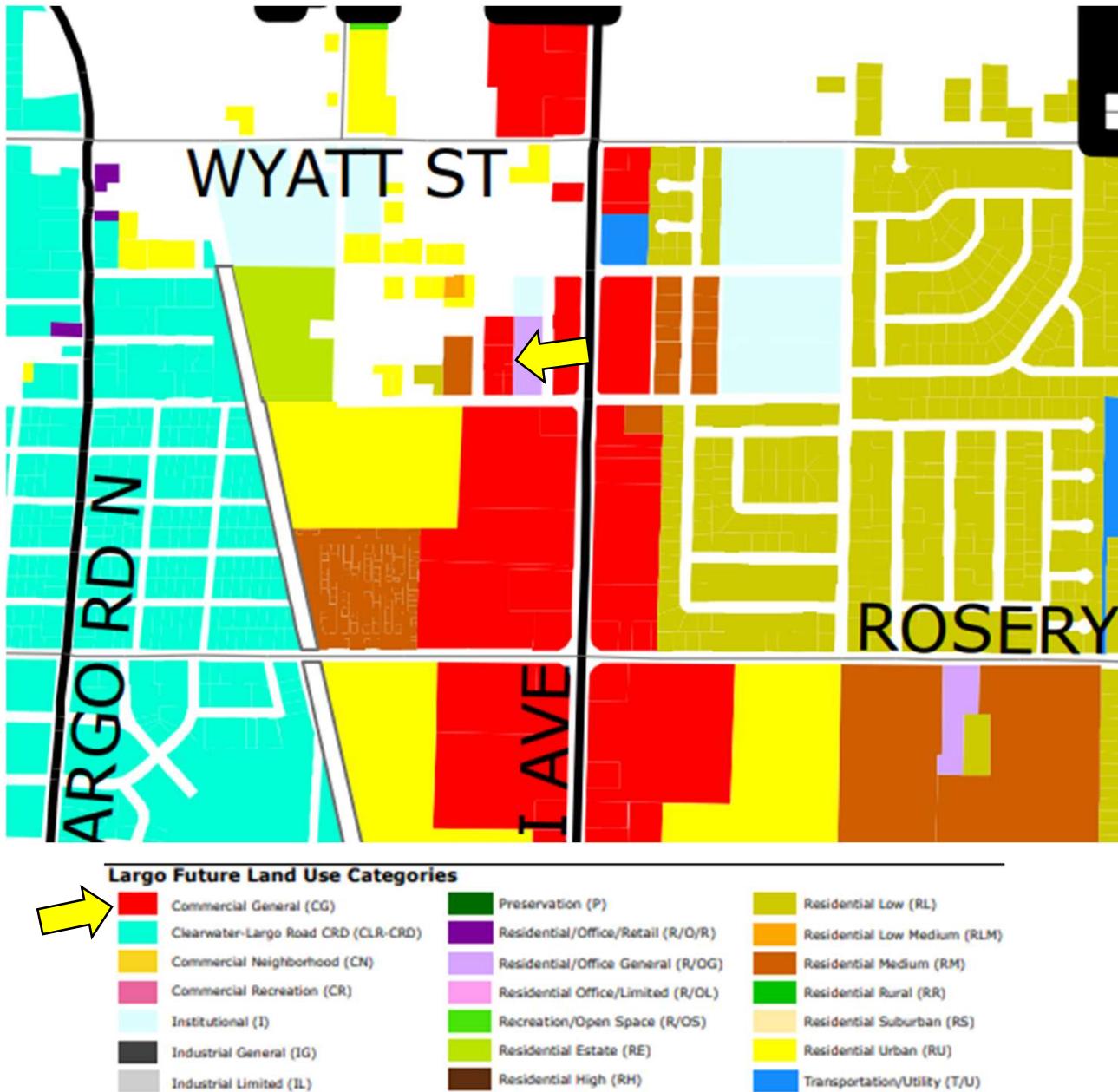
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## County Property Appraiser Building Data

2025 Building 1 Structural Elements and Sub Area Information			
Structural Elements		Sub Area	Heated Area SF
Foundation		Base (BAS)	3,934
Floor System		Office Average (OFA)	1,816
Exterior Walls		Canopy(only or loading platform) (CAW)	0
Unit Stories		<b>Total Area SF</b>	<b>5,750</b>
Roof Frame			<b>5,862</b>
Living Units			
Roof Cover			
Year Built			
Building Type			
Quality			
Floor Finish			
Interior Finish			
Cooling			
Fixtures			
Effective Age			

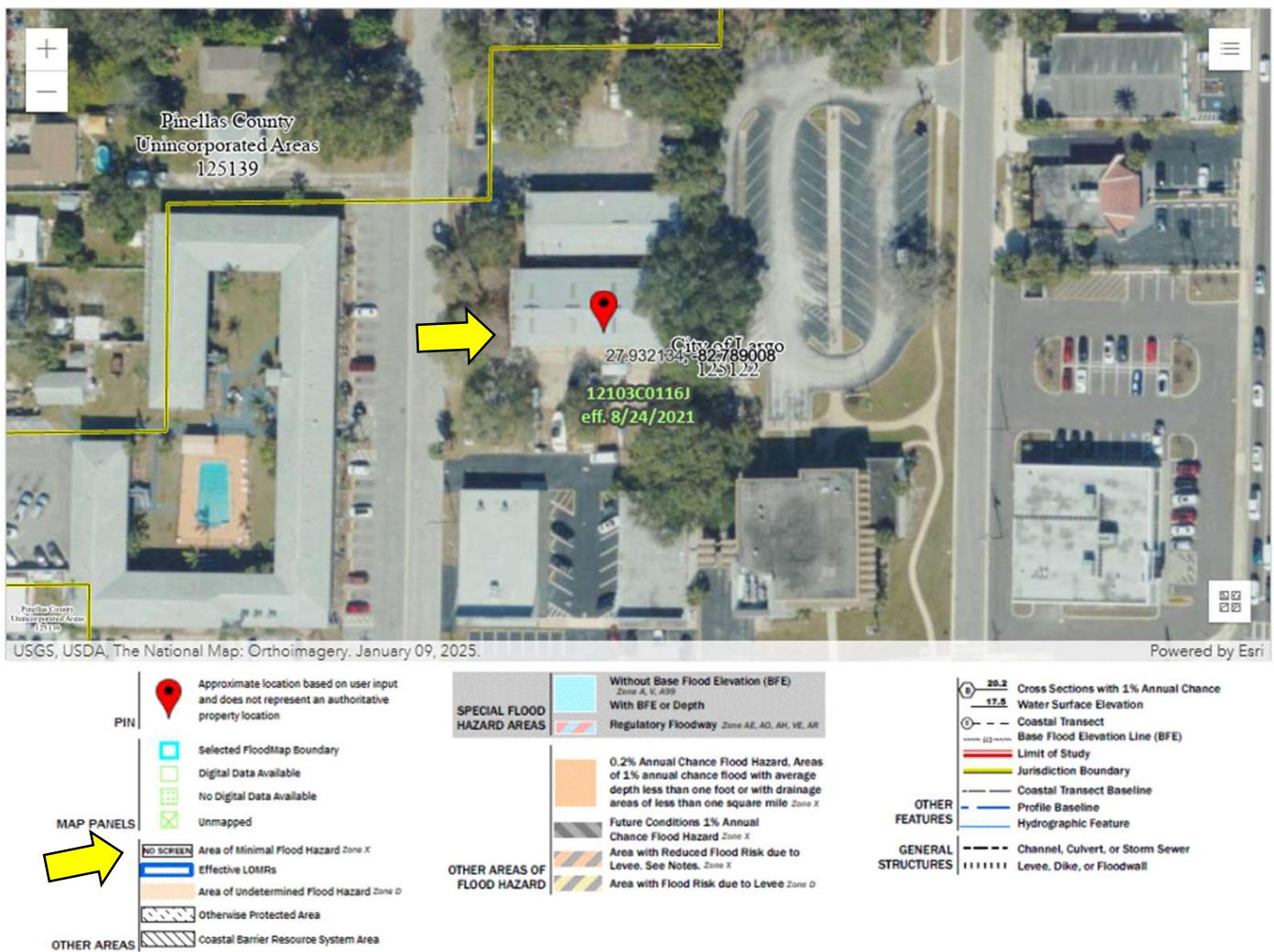
## City of Largo Land Use Plan (zoning)



The City of Largo uses a Land Use Plan designation in lieu of zoning. The Property is designated CG – Commercial General on the City land use plan: “This is a mixed-use designation applied to those areas considered appropriate for development with uses intended to provide commercial goods and services on a citywide basis, with the objective of encouraging consolidated commercial centers providing for the full spectrum of commercial uses.”

# Flood Zone

FEMA zone X - unshaded.



Summary of FEMA Zone X unshaded: Area of minimal flood risk, outside of the 500-year floodplain. Flood insurance coverage not required.

## The Company & The Broker



Coldwell Banker Commercial Realty is a subsidiary of Anywhere Real Estate, Inc. Since its founding in 1906 the Coldwell Banker brand has grown to enjoy global recognition for excellence in real estate brokerage. Anywhere is a publicly traded company – NYSE HOUS.



The Ethisphere Institute has named Anywhere among the world's most ethical companies for the past 13 years. The Ethisphere® Institute is the global leader in defining and advancing the standards of ethical business practices that fuel corporate character, marketplace trust and business success.



John Skicewicz, CCIM

The Broker has been a Realtor for 44 years and attained the CCIM designation over 20 years ago. A Certified Commercial Investment Member is a recognized expert in the disciplines of commercial and investment real estate.

John has supervised completion of over \$1 billion in closed commercial transactions.

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