

Property Summary



1765 Carnegie Avenue, Largo, FL 33756

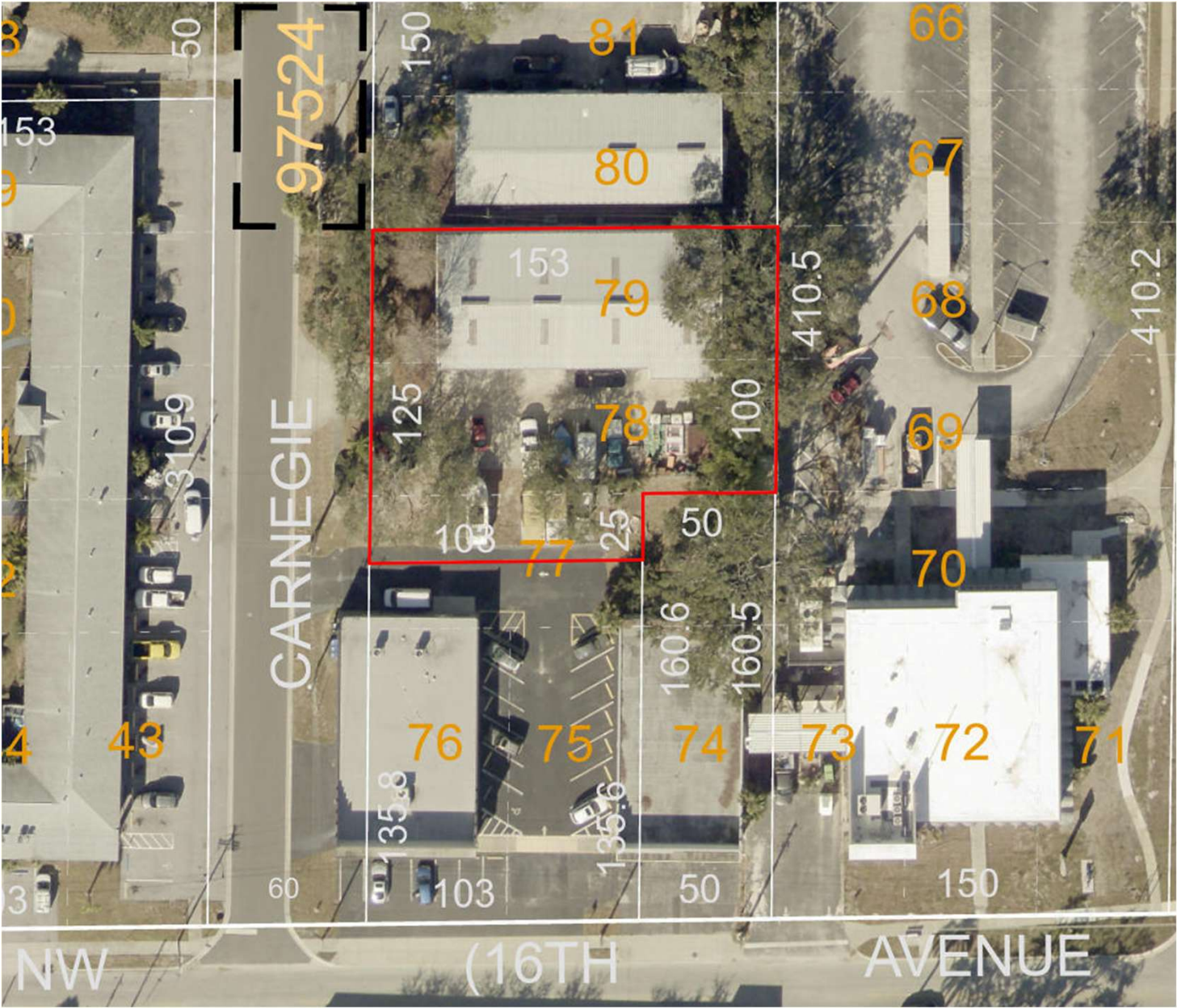
- The Subject Property consists of a 5,750 SF free-standing industrial building on a 17,875 SF site.
- The building was built in 1998 and has 1,816 SF of office area (400 SF is 2nd floor) and 3,934 SF of warehouse space with 3 grade-level OH doors.
- The location is just west of Missouri Avenue in an 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)

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Plat Map / Aerial



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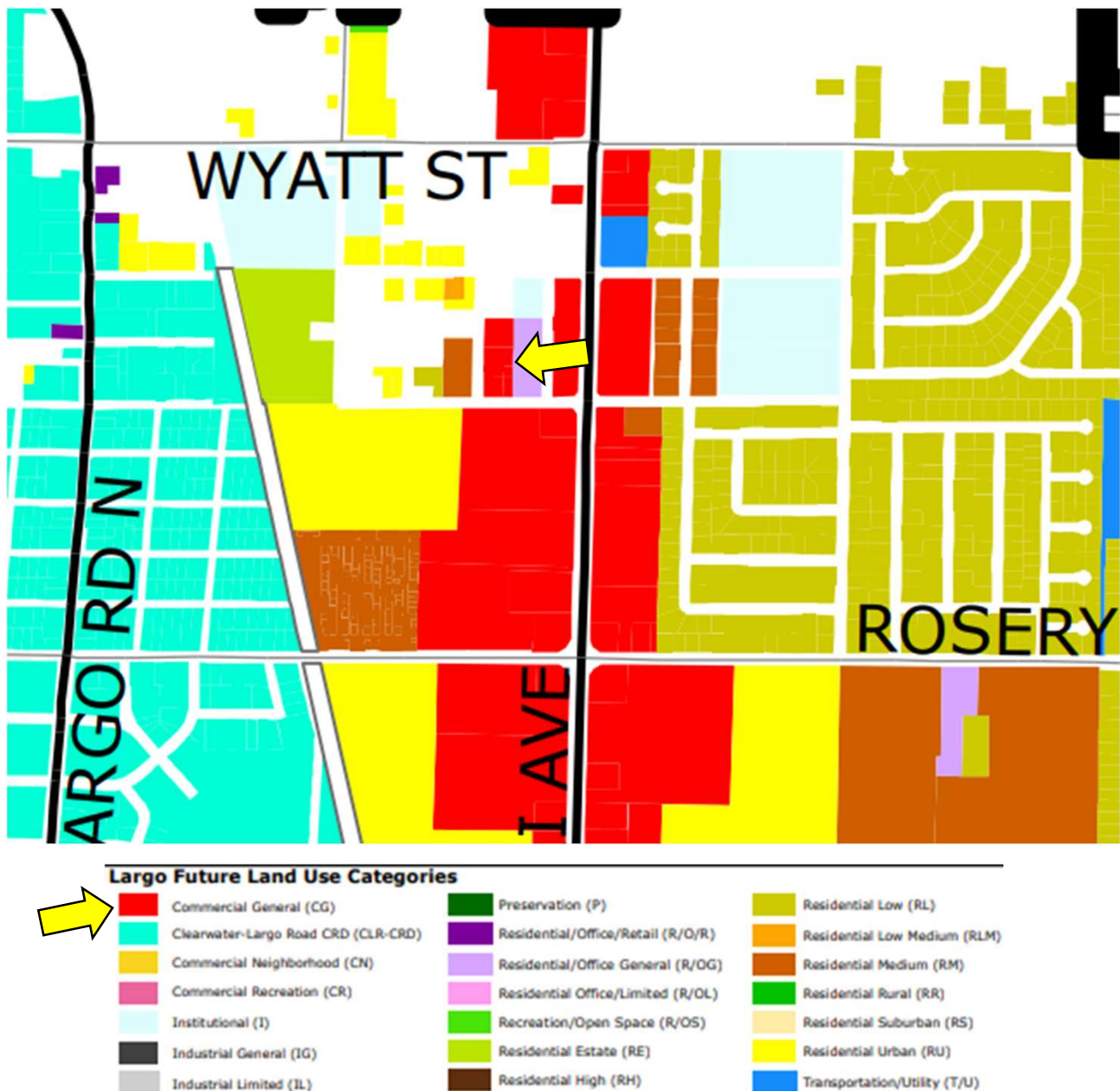


County Property Appraiser Building Data

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Spread/Mono Footing	Base (BAS)	3,934	3,934
Floor System	Slab Above Grade	Office Average (OFA)	1,816	1,816
Exterior Walls	Prefinished Metal	Canopy(only or loading platform) (CAW)	0	112
Unit Stories	2	Total Area SF	5,750	5,862
Roof Frame	Steel Truss & Purlins			
Living Units	0			
Roof Cover	Corrugated Metal			
Year Built	1998			
Building Type	Pre-Engineered Metal			
Quality	Average			
Floor Finish	Concrete Finish			
Interior Finish	Ceiling Fin Only (Min)			
Cooling	None			
Fixtures	8			
Effective Age	27			

City of Largo Land Use Plan (zoning)



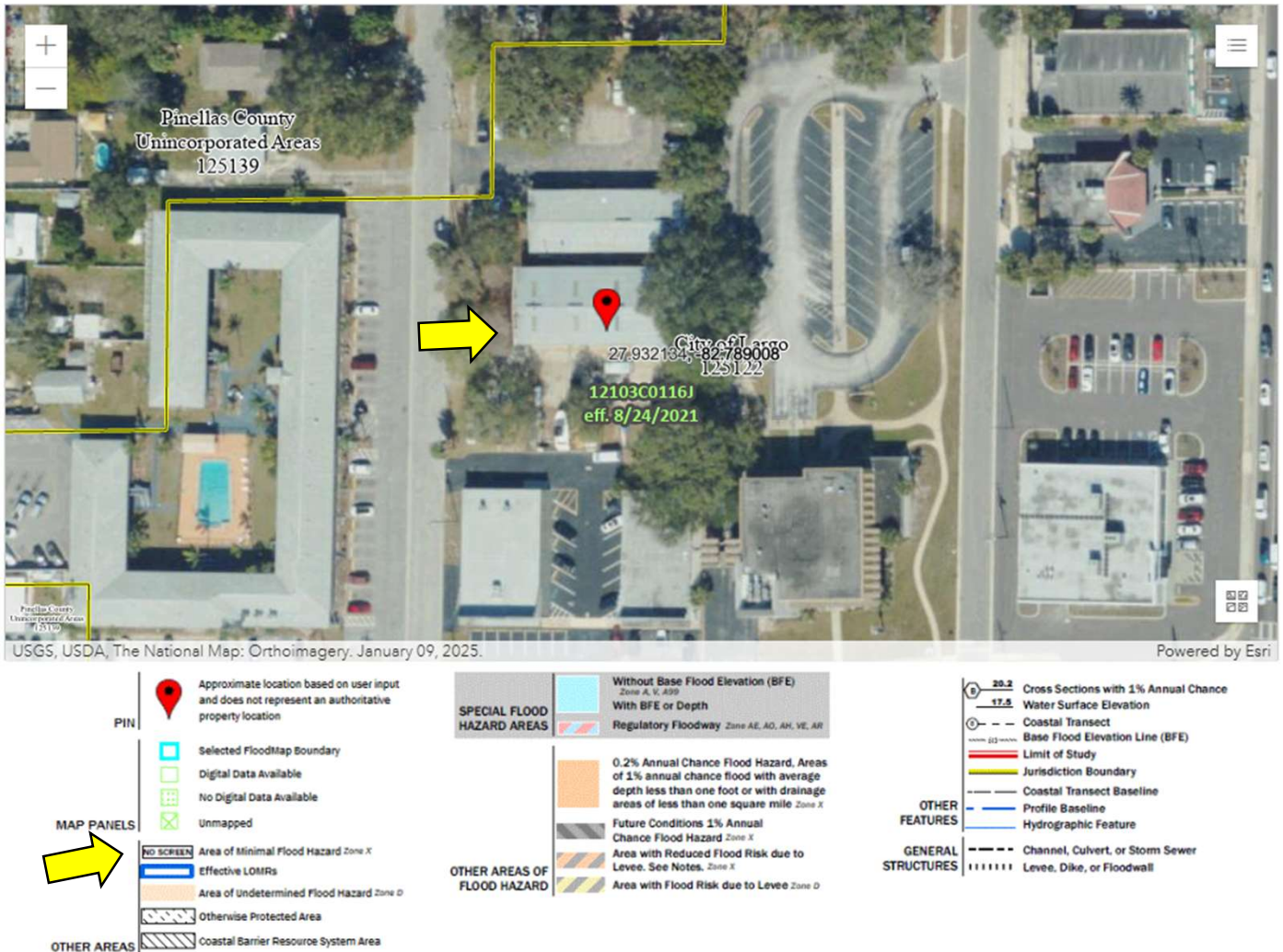
The City of Largo uses a Land Use Plan designation in lieu of zoning.

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



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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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