

# Sauter & Associates LLC.

COMMERCIAL AND INVESTMENT  
REAL ESTATE

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St. Petersburg - Tampa

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## Featured Property

Clean, single tenant, commercial property with an ideal central location, flexible zoning, and great parking.

**Address: 3237 Tyrone Blvd, St. Petersburg, FL**

**Sale Price: \$995,000**



## Property Attributes

- 4,000 ft<sup>2</sup> building, with 1200 ft<sup>2</sup> of nice air-conditioned offices.
- 12,502 ft<sup>2</sup> lot (0.28 acres).
- 10 marked off street parking spaces plus room for overflow, and abundant street parking.
- Located on busy Tyrone Blvd, just north of Tyrone Mall with easy access to US Hwy 19 and I-275.
- Grade-level loading at the back roll up door (10'W X 12'H).
- Flexible CCS-1 commercial zoning in St. Petersburg.
- Concrete block construction with a sloped flat roof.
- Tall ceilings, 14.4' clear span; 16' to the roof deck.
- Located if flood zone X.

## Directions to Property

**From US Hwy 19 (34<sup>th</sup> Street) in St. Petersburg:** Take 22<sup>nd</sup> Avenue North westbound to Tyrone Blvd. Turn right on Tyrone and proceed northbound. You will pass a shopping mall on the left-hand side and then go over a small bridge. Take the first exit to the right at the base of the bridge onto the feeder road. The property is right at that exit. Turn right into the parking lot or along the street.

**Using GPS:** For GPS, use 3237 Tyrone Blvd. North, St. Petersburg, Florida

**Google Maps Link:** <https://maps.app.goo.gl/sgxhChWJxjsdB5p17>

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: 3237 Tyrone Blvd. N., St. Petersburg, FL

Location: Central West Pinellas County,

Total Leasable Area: 4,000 ft<sup>2</sup>

Zoning: CCS-1 (Commercial Corridor Commercial 1) in St. Petersburg, Florida

Parking: Large parking lot with 10 marked spaces plus a room for a few more off-street and ample street parking.

Power: 200 Amps of single-phase power. Three phase power is available.

Utilities: Water / Sewer / Electric / Internet / Phone

Year Built: 1958

Ceiling Height: 16.0 ft' to roof deck. 14.4 ft to bottom of trusses.

Rear roll door dimensions: 10 ft (h) X 10 ft (w)

Present Use: Light Manufacturing and Office.

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

Short Legal Description: BOCA CIEGA TERMINALS NO. 7 BLK B, LOT 4.

Taxing District: St. Petersburg, 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.**

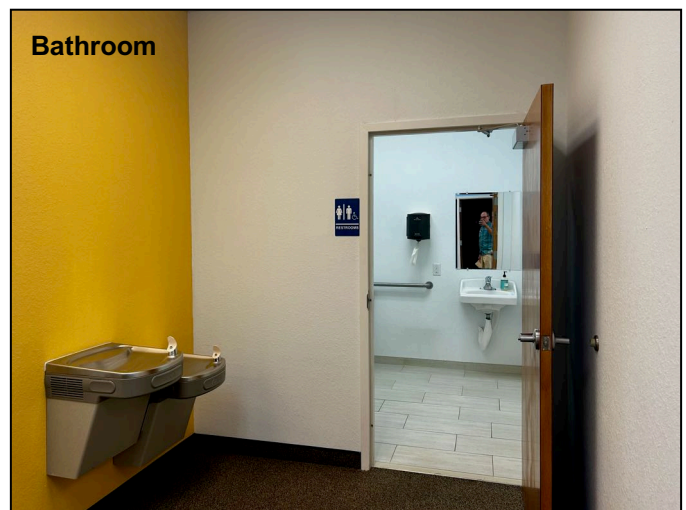
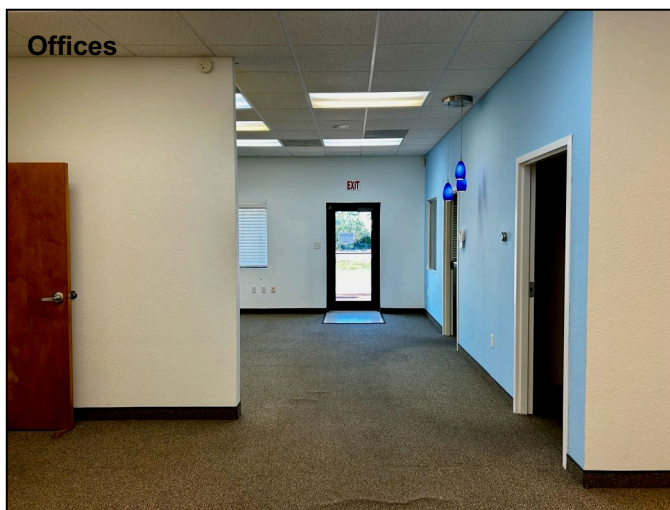
**Please do not disturb the tenants!**



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## Pictures – 3237 Tyrone Blvd North



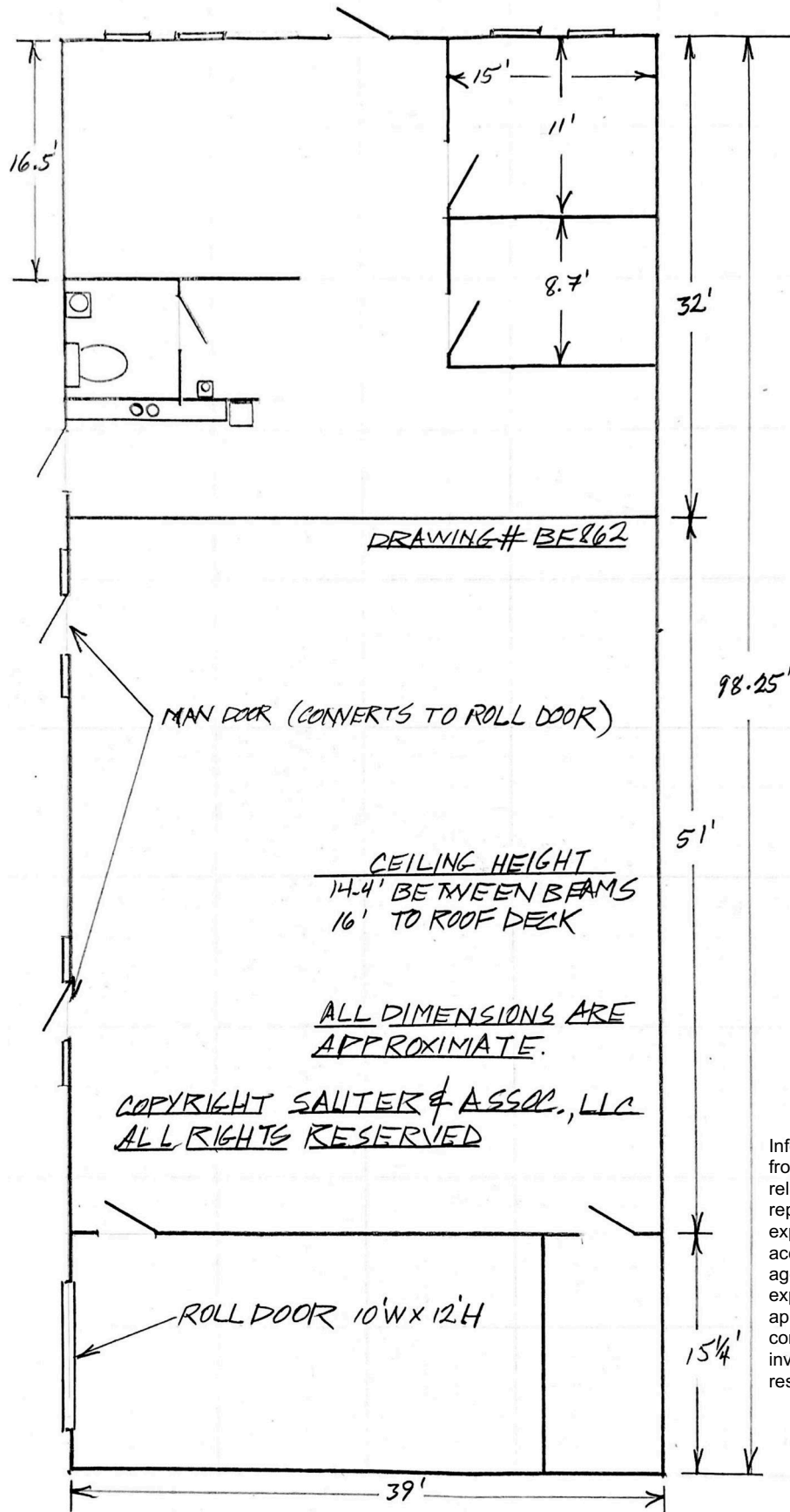
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**Floor Plan – 3237 Tyrone Blvd North**



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