



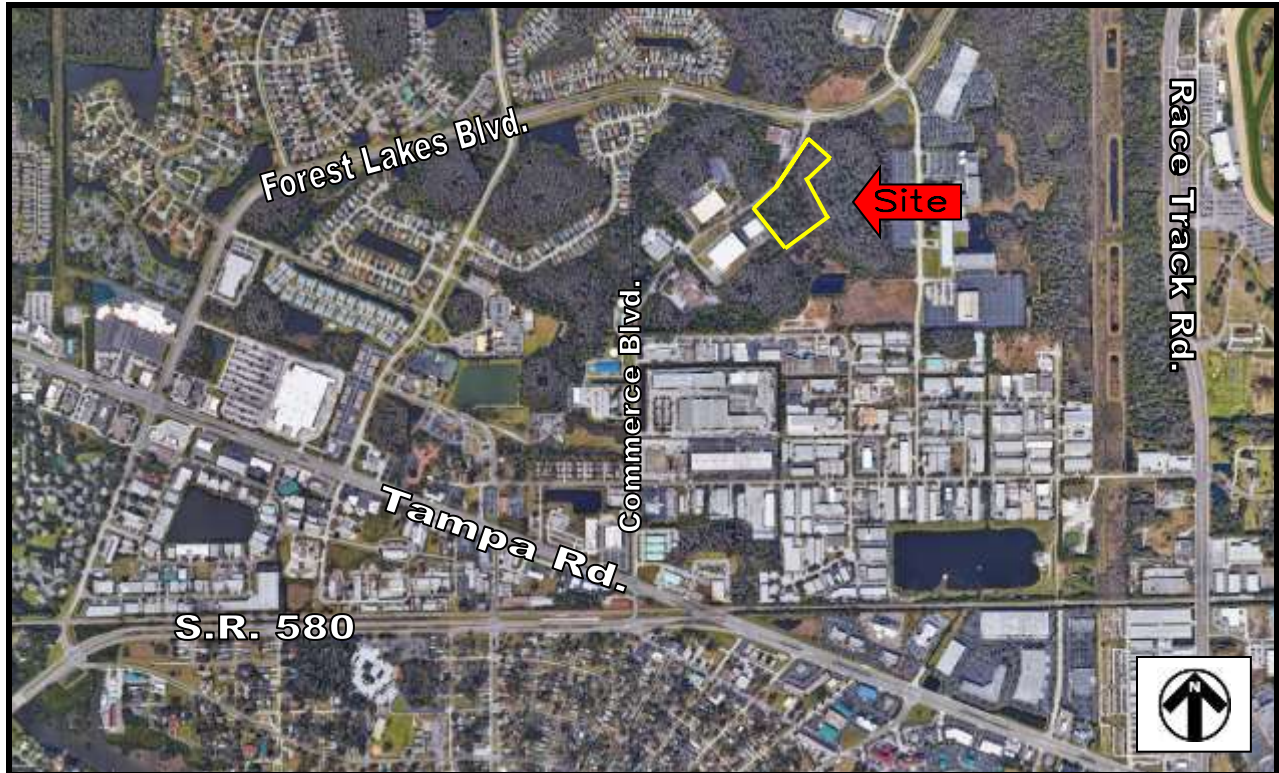
KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SV-446

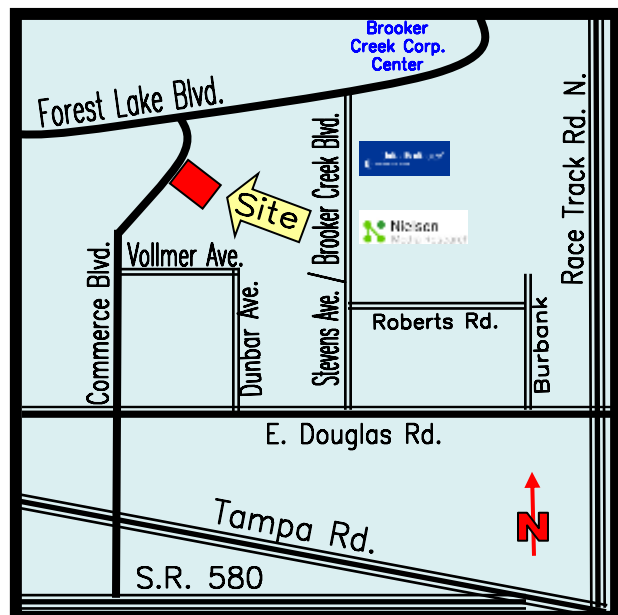
VACANT INDUSTRIAL LAND

FOR SALE IN OLDSMAR, FL



0 COMMERCE BLVD.
OLDSMAR, FL 34677

- 5.6 TOTAL ACRES
- 2.21 ACRES BUILDABLE
- INDUSTRIAL M-1 ZONING
- TRI-COUNTY LOCATION
- MINUTES TO ALL MAJOR HIGHWAYS
- **PRICE: \$1,575,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 0 Commerce Blvd.
Oldsmar, FL 34677

LOCATION: North of Tampa Rd., building is on east side of Commerce Blvd., just before Forest Lakes Blvd. / Linebaugh Extension.

LAND AREA: 2.21 acres upland
3.4 acres wetlands

DIMENSIONS: Irregular

ZONING: M-1 (City of Oldsmar)
LAND USE: IL – Industrial Limited
FLOOD ZONE: "X" (no flood insurance required)

IMPROVEMENTS: N/A

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: N/A

UTILITIES: Electric -
Water, Sewer & Trash -

PARKING: N/A

PRESENT USE: Vacant Land

TAXES: \$3,605.88 (2023)
PARCEL ID #: 13-28-16-89119-000-0300

PRICE: \$1,575,000

TERMS: Cash to Seller

NOTES: Extremely hard to find vacant industrial land. Located in Oldsmar, Florida. This 5.6 acre site offers 2.21 acres of buildable land ideal for industrial users or developers. This property has a great infrastructure offering ease of access to all major roadways, highways, interstates and is minutes to Tampa International Airport. M-1 zoning allows for most light industrial, manufacturing and distribution uses, plus a host of others. This property won't last long so call today for additional information.

KEY HOOK #: N/A

ASSOCIATE: Lawrence D. Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: SV-446-3-31

SHOWING INFORMATION: Drive to site.

SURVEY:

