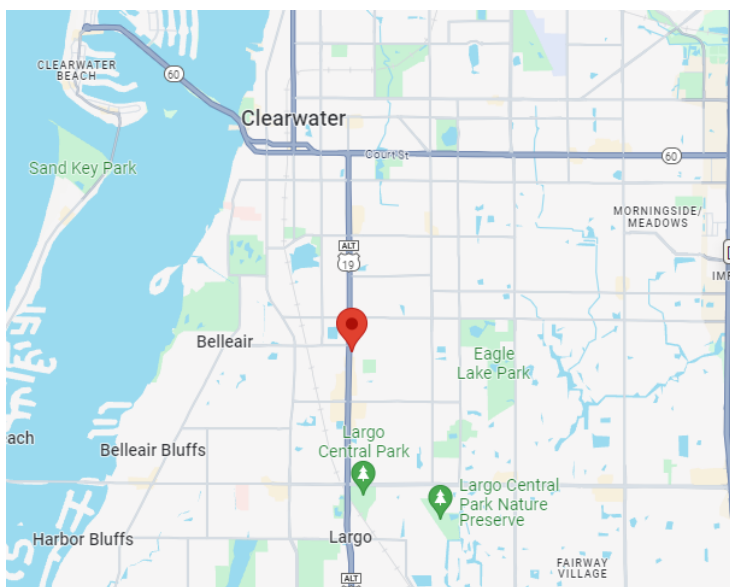


# Available for Sale

# High-Profile Workshops



**1715 S Missouri Ave  
Clearwater, FL 33756**

**For More Information Contact:**

**John Burpee**

**727 828 9498**

**John@BurpeeCommercial.com**



# Table of Contents

Section 1.	Executive Summary
Section 2.	Property Details
Section 3.	ProForma
Section 4.	Rent Roll
Section 5.	Location Overview
Section 6.	Property Photos
Section 7.	Property Comps
Section 8.	Demographics

## Confidentiality Agreement and Disclaimer

This will serve as notice regarding the use of certain material, data and information contained herein ("Evaluation Material") which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor John Burpee & Associates ("Agent") make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the property.

You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to John Burpee & Associates prior to the receipt of the Evaluation Material and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

## Section 1: Executive Summary

John Burpee & Associates is honored to present our newest exclusive listing The Workshops on Missouri at 1715 S Missouri Ave, Clearwater Fl 33756. This two building, 10 unit, 14,250 sqft property is a rare find in the Largo/Clearwater MSA. Located directly on Missouri Ave, with a 2023 DOT reported 33,000 cars per day make this a very high-profile opportunity.

The property has been in the same ownership for the last 12 years and the owner will be doing a 1031 exchange upon sale. We feel the asset is under managed as rent comps in the market show a \$2-\$4 per square foot opportunity to raise rents to market. The property stays consistently 100% occupied with little to no immediate competition in the area. The concrete block construction and non-evacuation flood zone make this asset a worry-free investment opportunity for years to come.

Pinellas county is the most densely populated county in the state of Florida with Clearwater being one of the top 5 tourist destinations in the state. Gross increases in population and economic climate make Clearwater and Pinellas County one of the fastest growing and most stable municipalities in Florida. Honeywell, Duke Energy, Bank America and General Electric all have regional headquarters in the area along with the Tampa Bay Buccaneers, Rays, Lightning and rowdy's professional sports teams.

Our Firm stands ready to offer management of the property upon closing to a new owner.

☐ **Offer Price:**     **\$2,350,000.00**

☐ **Cap Rate:**         **6.75%**

For additional information please contact John Burpee  
727-828-9498 or [John@BurpeeCommercial.com](mailto:John@BurpeeCommercial.com)



**John Burpee & Associates**  
**Commercial Real Estate Brokers, Inc.**



## Section 2: Property Details

PROPERTY ADDRESS:	1715 S Missouri Ave, Clearwater, FL 33756
PARCEL ID:	27-29-15-58233-000-010
LEGAL DESCRIPTION:	MISSOURI SHOWROOMS LOT 1
PROPERTY TYPE:	4105 GARAGE (WORKSHOP) TYPE UNITS COMPLEX
YEAR BUILT:	2004
BUILDING SIZE:	HEATED SF – 14,250 / TOTAL GROSS – 14,250
LAND SIZE:	42,210 SF / 0.97 AC
CONSTRUCTION:	1 STORY, CONCRETE BLOCK / FRAME
ROOFS:	CORRUGATED METAL
HVAC:	N/A



## Section 2: Property Details

### Real Estate Account #R423731

**Owner:**  
GENERAL EQUITY ASSOC INC

**Situs:**  
1715 MISSOURI AVE N  
LARGO

**Parcel details**  
Property Appraiser 




Get bills by email

### 2023 Annual Bill

PINELLAS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	PARCEL NUMBER	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2023 Annual Bill	27/29/15/58233/000/0010	—	LA	\$0.00	<b>PAID</b>  Print (PDF)

If paid by:	Nov 30, 2023
Please pay:	\$20,478.78

Combined taxes and assessments: \$21,332.06

### Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	TAXABLE	TAX
GENERAL FUND	4.7398	\$1,079,042.00	\$5,114.44
HEALTH DEPARTMENT	0.0713	\$1,079,042.00	\$76.94
EMS	0.8418	\$1,079,042.00	\$908.34
SCHOOL-STATE LAW	3.1900	\$1,235,000.00	\$3,939.65
SCHOOL-LOCAL BD.	2.7480	\$1,235,000.00	\$3,393.78
LARGO	5.5200	\$1,079,042.00	\$5,956.31
SW FLA WTR MGMT.	0.2043	\$1,079,042.00	\$220.45
PINELLAS COUNTY PLN/CNCL	0.0210	\$1,079,042.00	\$22.66
JUVENILE WELFARE BOARD	0.8250	\$1,079,042.00	\$890.21
SUNCOAST TRANSIT AUTHORITY	0.7500	\$1,079,042.00	\$809.28
Total Ad Valorem Taxes	18.9112		\$21,332.06

### Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
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No Non-Ad Valorem Assessments.

### Parcel Details

<b>Owner:</b>	GENERAL EQUITY ASSOC INC	<b>Account</b>	R423731	<b>Assessed value:</b>	\$1,079,042
<b>Situs:</b>	1715 MISSOURI AVE N LARGO	<b>Parcel Number</b>	27/29/15/58233/000/0010	<b>School assessed value:</b>	\$1,235,000
		<b>Millage code</b>	LA LARGO TR		
		<b>Millage rate</b>	18.9112		
<b>2023 TAX AMOUNTS</b>		<b>LEGAL DESCRIPTION</b>		<b>LOCATION</b>	
<b>Ad valorem:</b>	\$21,332.06	MISSOURI SHOWROOMS LOT 1		<b>Property class:</b>	
<b>Non-ad valorem:</b>	\$0.00			<b>Range:</b>	15
<b>Total Discountable:</b>	\$21,332.06			<b>Township:</b>	29
<b>Total tax:</b>	\$21,332.06			<b>Section:</b>	27
				<b>Neighborhood:</b>	MISSOURI SHOWROOMS
				<b>Block:</b>	000
				<b>Lot:</b>	0010
				<b>Use code:</b>	4105



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## Section 3: ProForma

	T-12 Actual	
<b>Current Gross Rents</b>	<b>\$ 18,231.00</b>	Current Rent Roll in Place
<b>Annual Gross Rents</b>	<b>\$ 218,772.00</b>	
Property Tax reimbursement	\$ 20,563.44	Per T-12 Actual
Sales Tax Discount	\$ 229.09	Per T-12 Actual
Water, Sewer & Trash	\$ 510.18	Per T-12 Actual
Late Fees/ Move Out/ Charge Backs	\$ 399.16	Per T-12 Actual
Maint / Repair Reimbursement	\$ 750.00	Per T-12 Actual
Misc Income / Vendor Discount		
<b>Total Gross Income</b>	<b>\$ 241,223.87</b>	
<b>2018 T-12 Expenses</b>		
Market Rate Vacancy	\$ 4,375.44	
Repairs & Maintenance	\$ 13,015.75	Per T-12 Actual
Roof Repairs & Maintenance	\$ 963.75	Per T-12 Actual
HVAC Repairs & Maintenance	\$ 639.00	Per T-12 Actual
Lawn Care	\$ 2,475.00	Per T-12 Actual
Management 4% of Gross Income	\$ 9,648.95	Per Market Rate of 4%
Insurance	\$ 17,531.00	Estimated at Current rates of \$1.25 PSF
Property Tax	\$ 21,332.06	Per T-12 Actual
Electricity	\$ 2,591.64	Per T-12 Actual
Water / Sewer & Trash	\$ 10,135.18	Per T-12 Actual
Misc Licenses Etc		
<b>Total Operating Expense</b>	<b>\$ 82,707.77</b>	
<b>Net Operating Profit</b>	<b>\$ 158,516.10</b>	
<b>Value @ 6.75% Cap rate</b>	<b>\$ 2,350,000.00</b>	
<b>Price Per Square foot of 14,025 Sqft</b>	<b>\$ 164.91</b>	



## Section 4: Rent Roll

### Rent Roll

**Properties:** 102gen - 1715 S Missouri Ave Clearwater, FL 33756-1211

**Units:** Active

**As of:** 04/24/2025 (Today)

**Include Non-Revenue Units:** No

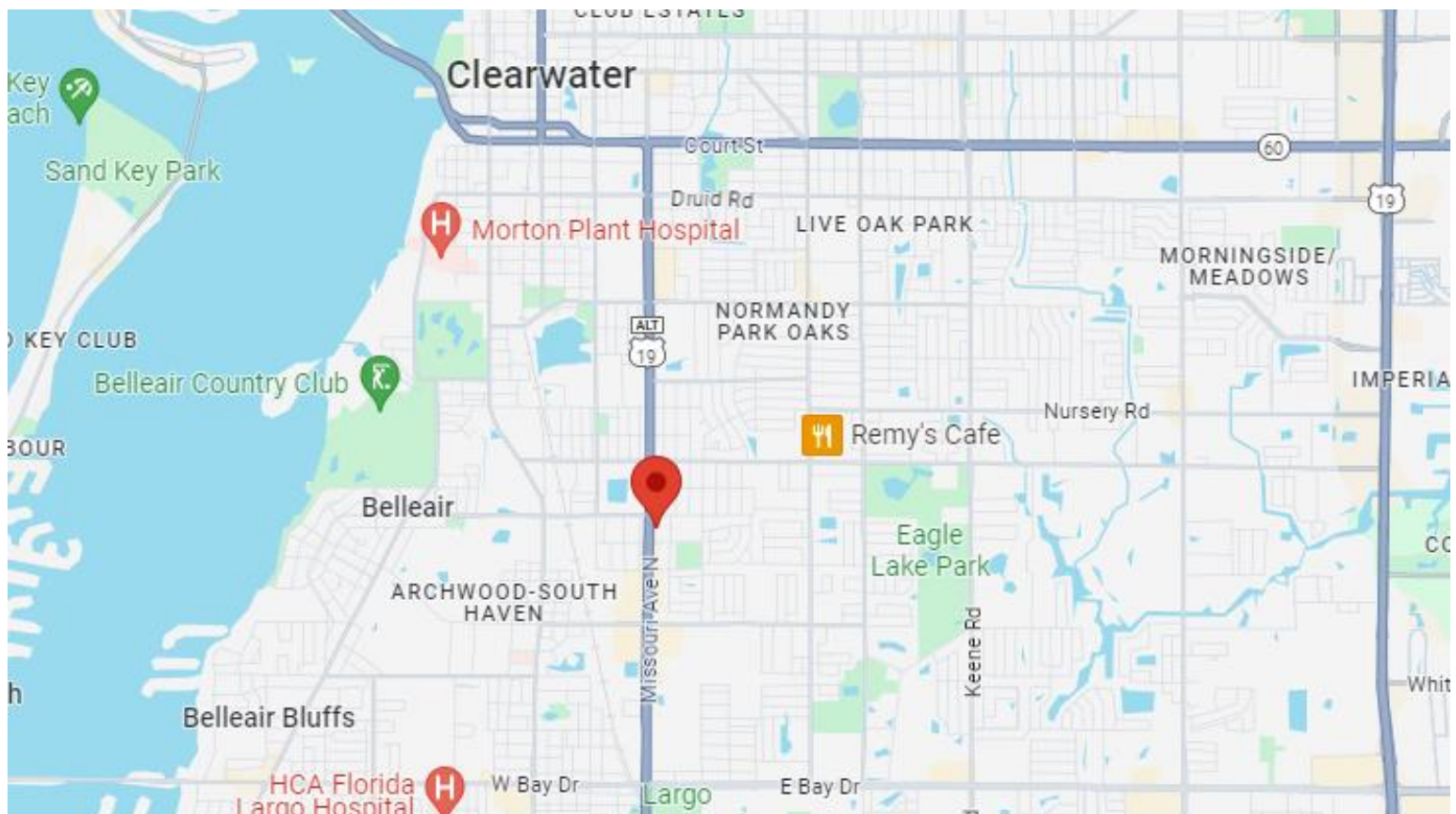
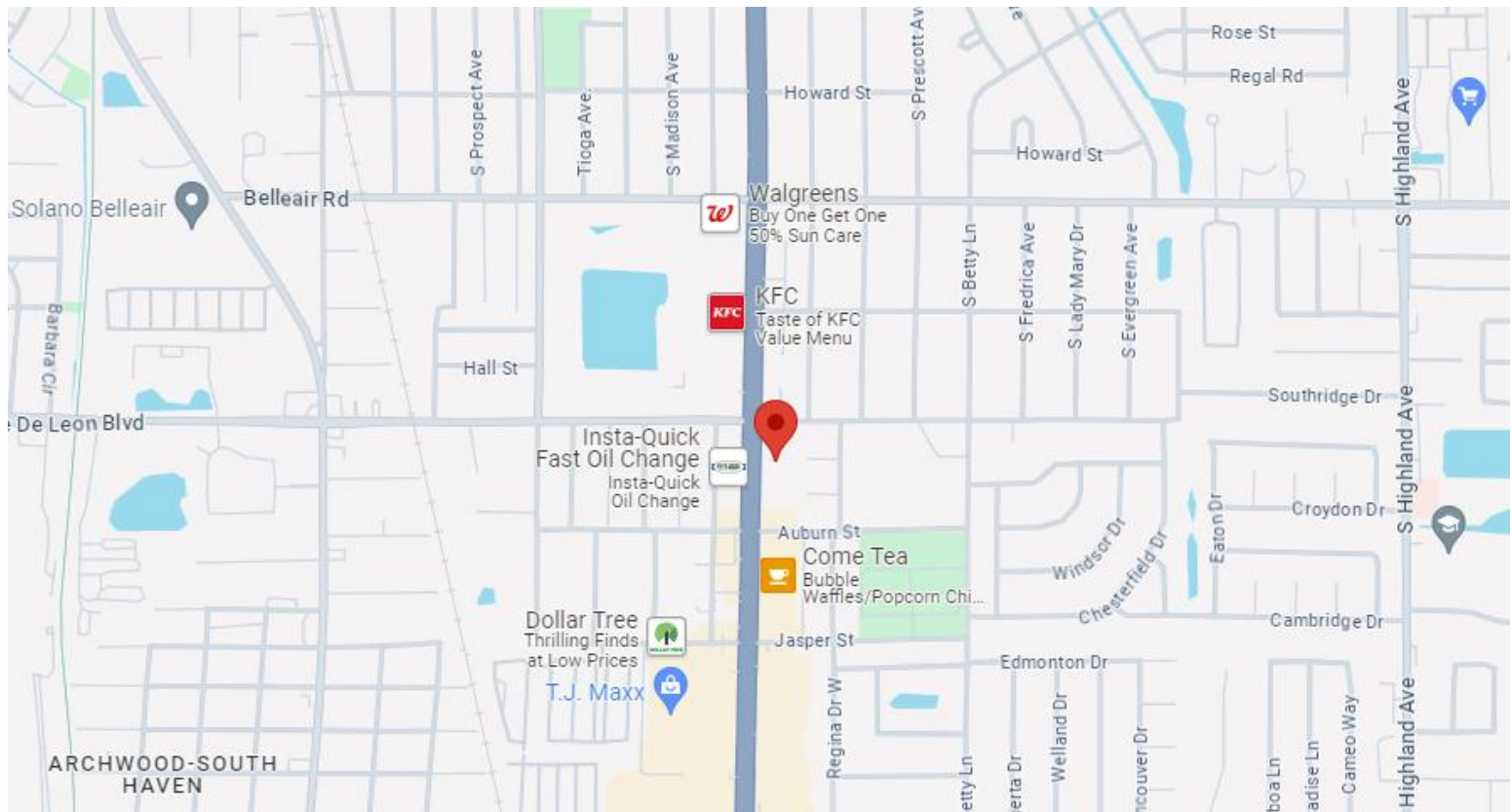
Unit	Tags	Tenant	Status	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out
<b>102gen - 1715 S Missouri Ave Clearwater, FL 33756-1211</b>										
01	warehouse, submeter, 3 compartment sink, utility sink		Vacant-Unrented	2,200.00		0.00				
02	warehouse, submeter	Five Leaf Pet Botanicals Inc	Current	1,900.00	0.00	2,050.00	03/01/2025	03/31/2026	03/10/2025	
03	warehouse, submeter	Rug Pro LLC	Current	1,000.00	1,783.53	2,100.00	01/01/2024	01/30/2025	01/05/2024	
04	warehouse, submeter	SewCold Design Studio LLC	Current	2,300.00	0.00	2,250.00	03/01/2025	03/31/2026	03/14/2025	
05	warehouse, submeter, central ac, ada bathroom	Signs of America Tampa Corp	Current	1,600.00	2,418.18	2,750.00	01/01/2023		12/29/2022	
06	warehouse, submeter	American Technology Distribution Company LLC	Current	1,800.00	1,500.74	1,850.00	11/01/2024	11/30/2025	11/04/2024	
07	warehouse, submeter	Andrew P. Nawoichik	Current	2,400.00	1,942.32	2,230.00	03/01/2023		02/28/2023	
08	warehouse, submeter	Orion Electric & Lighting Inc	Current	2,000.00	0.00	2,250.00	04/01/2025	04/30/2026	03/27/2025	
09	warehouse, submeter	CM Services Sales and Marketing Group Inc	Current	1,000.00	1,857.64	1,150.00	06/01/2019		06/19/2019	
10	warehouse, submeter	CM Services Sales and Marketing Group Inc	Current	1,100.00	1,803.53	1,150.00	03/01/2020		02/13/2020	
<b>10 Units</b>			<b>90.0% Occupied</b>	<b>17,300.00</b>	<b>11,305.94</b>	<b>17,780.00</b>				
<b>Total 10 Units</b>			<b>90.0% Occupied</b>	<b>17,300.00</b>	<b>11,305.94</b>	<b>17,780.00</b>				



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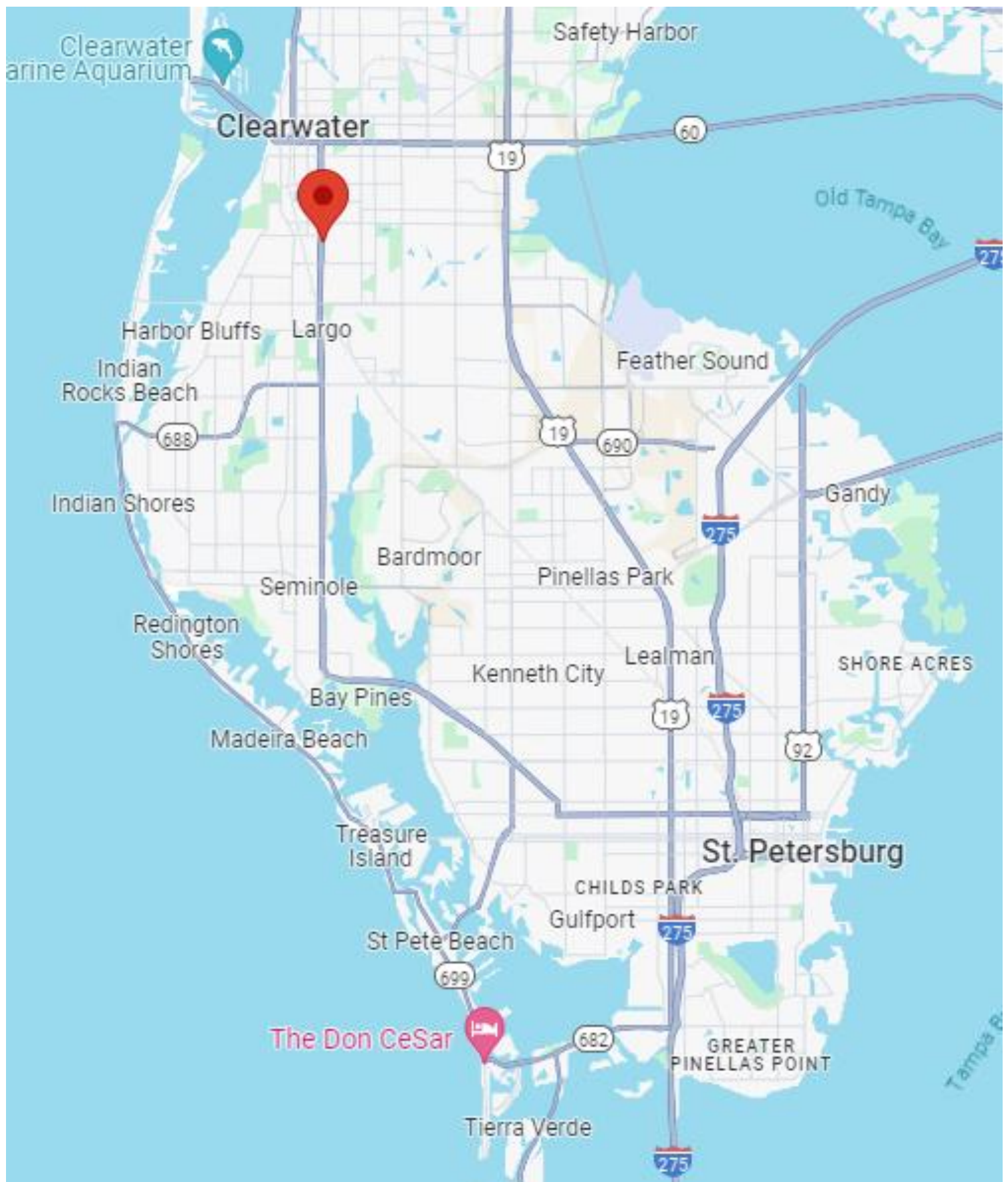
## Section 5: Location Overview



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## Section 5: Location Overview



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## Section 6: Property Photos



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Section 6:  
Property Photos



# Section 7: Property Comps

## Property Map & List Report

Properties

**5**

Avg. SF

**29,963**

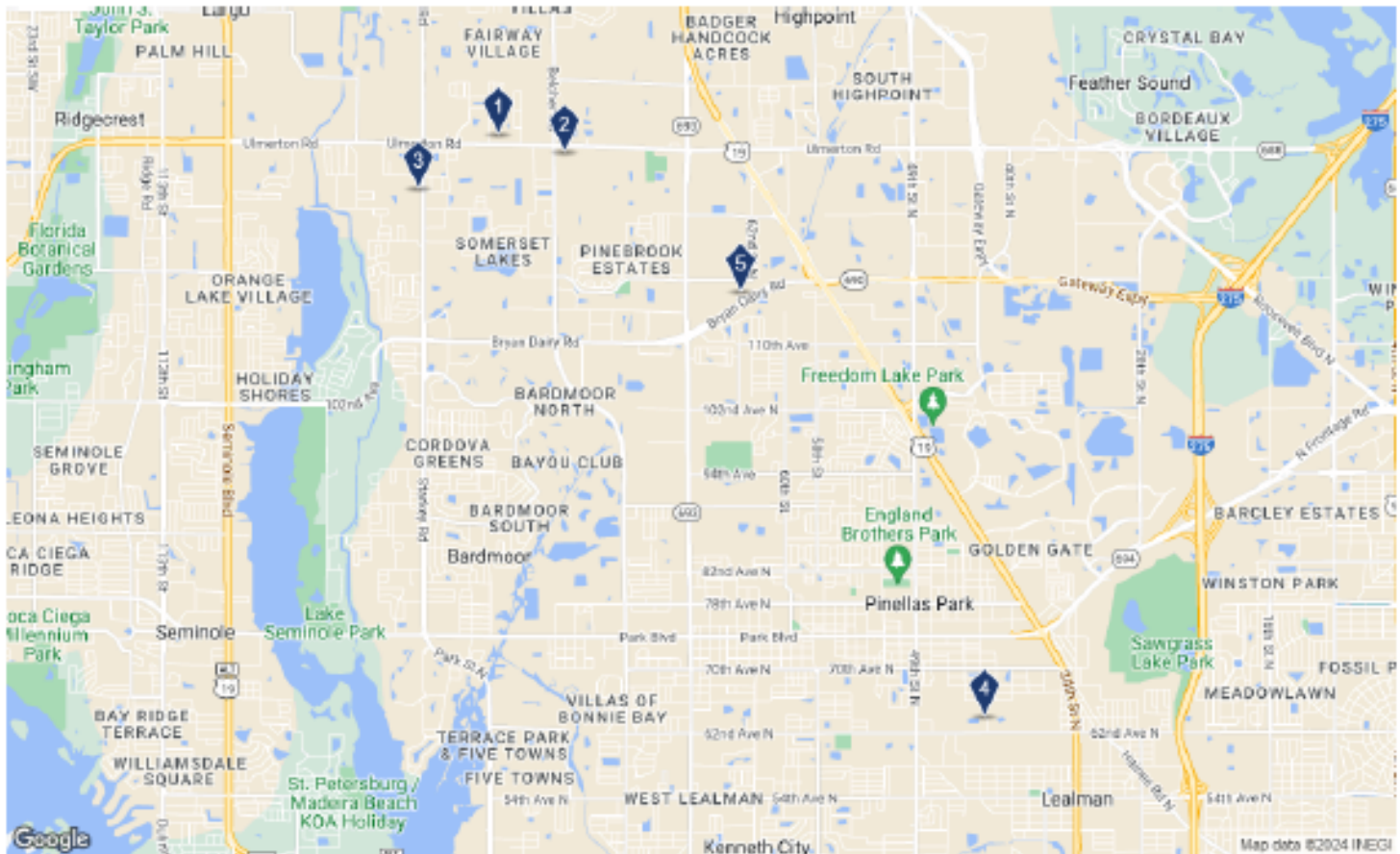
Avg. Vacancy

**8.6%**

Avg. Asking Rent/SF

**\$17.25**

### PROPERTY LOCATIONS



### PROPERTY SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Building SF	21,723	29,963	32,220	37,500
Ceiling Height	13'	14'6"	14'6"	16'
Docks	0	0	0	0
Vacancy	0%	8.6%	3.1%	33.1%
SF Available	1,000	3,338	2,316	7,200
Avg. Asking Rent/SF	\$16.00	\$17.25	\$18.00	\$18.00
Sale Price	\$3,972,000	\$3,972,000	\$3,972,000	\$3,972,000
Cap Rate	7.1%	7.1%	7.1%	7.1%
Year Built	1980	1992	1990	2006
Star Rating	★★★★★	★★★★★ 2.6	★★★★★ 3.0	★★★★★



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## Section 7: Property Comps

### Property Map & List Report

	Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
1	<b>Buildings A &amp; B</b> <small>029</small> 8203-8255 Ulmerton Rd Largo, FL 33771	Industrial ★★★★★	2000	37,500 SF	0%	1,500	\$16.25/MG	-	-
2	<b>Ulmerton Warehouse...</b> <small>029</small> 13355 Belcher Rd Largo, FL 33773	Industrial ★★★★★	2006	34,390 SF	6.7%	2,316	\$18.00/MG	-	-
3	<b>Starkey Industrial</b> <small>029</small> 12762 Starkey Rd Largo, FL 33773	Industrial ★★★★★	1982	21,723 SF	33.1%	2,500 - 7,200	\$16.00/MG	-	-
4	<b>6250 42nd St N</b> <small>029</small> Pinellas Park, FL 33781	Industrial ★★★★★	1990	32,220 SF	3.1%	1,000	\$18.00/MG	-	-
5	<b>Aarons...</b> <small>029</small> 6270 118th Ave N Largo, FL 33773	Industrial ★★★★★	1980	23,980 SF	0%	325 - 4,675	\$18.00/IG	\$3,972,000	7.1%

#### 1 2101-2111 Sunnysdale Blvd

**SOLD**

Clearwater, FL 33765  
 Sale Date Jul 1, 2024  
 Sale Price \$3,100,000  
 Price/SF \$155.00  
 Actual Cap Rate 6.83%  
 Parcels 01-29-15-16489-000-0023  
 Comp ID 6774595  
 Comp Status In Progress

Pinellas  
 Type 2 Star Industrial Warehouse  
 Year Built 1980  
 RBA 20,000 SF  
 Land Acres 1.50 AC  
 Land SF 65,340 SF  
 Zoning LI  
 Sale Condition 1031 Exchange



#### 2 14605 49th St N - Bayside Center

**SOLD**

Clearwater, FL 33762  
 Sale Date Dec 22, 2023  
 Sale Price \$6,750,000  
 Price/SF \$151.47  
 Actual Cap Rate 7.00%  
 Parcels 04-30-16-70902-100-0204  
 Comp ID 6606841  
 Comp Status Research Complete

Pinellas  
 Type 2 Star Flex Light Distribution  
 Year Built 1978; Renov 2022  
 RBA 44,562 SF  
 Land Acres 2.39 AC  
 Land SF 104,108 SF  
 Zoning M-1, County



#### 3 14200 60th St N

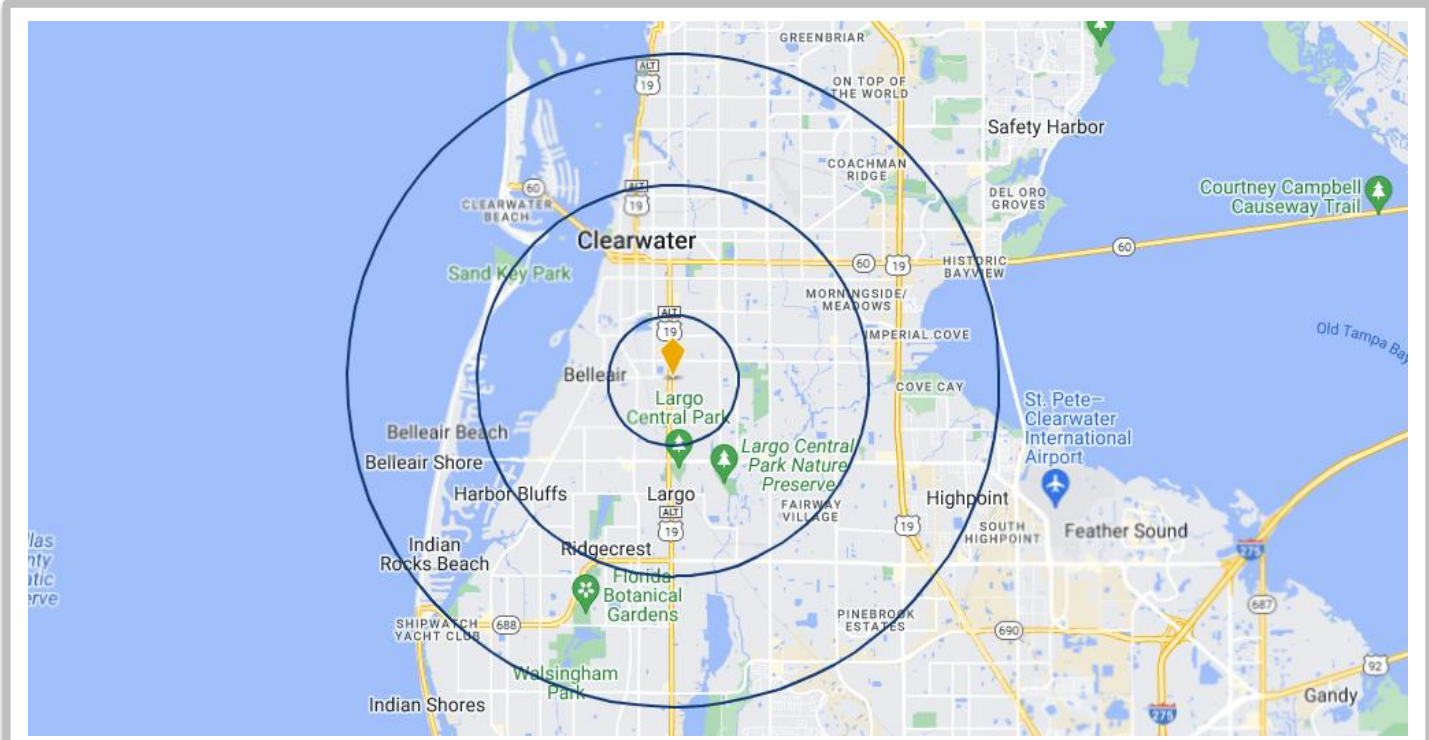
**SOLD**

Clearwater, FL 33760  
 Sale Date Jun 29, 2023  
 Sale Price \$1,450,000  
 Price/SF \$145.00  
 Parcels 05-30-16-88410-000-0010  
 Comp ID 6442281  
 Comp Status Research Complete

Pinellas  
 Type 2 Star Industrial Warehouse  
 Year Built 1983  
 RBA 10,000 SF  
 Land Acres 0.65 AC  
 Land SF 28,162 SF  
 Zoning M-1



## Section 8: Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	17,916	107,257	250,872
MEDIAN AGE	43.9	47.9	48.4
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,910	48,570	114,523
# OF PERSONS/HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$61,831	\$70,471	\$75,993
AVERAGE HOUSE VALUE	\$162,885	\$206,581	\$213,592

