## FOR SALE OR LEASE

4320 54TH AVE N ST. PETERSBURG, FL 33714

VECTOR COMMERCIAL REAL ESTATE SERVICES, LLC IS A LICENSED REAL ESTATE BROKERAGE. NO WA CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO OMISSIONS. CHNACES OF PRICE PENTAL OR C



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DE AS TO THE ACCURACY OF THE INFORMATION Y OTHER LIMITATIONS IMPOSED BY OUR PRINCIPALS.

## **Property Details**

| 4320 54th Ave N.         | • 1.44 Acres  |
|--------------------------|---|
| St. Petersburg, FL 33714 |   |
| \$2,000,000              | <ul> <li>Location</li> </ul>  |
| \$10,000/Month NNN       | <ul> <li>Exposure</li> </ul>  |
| 5,120-SF                 | Owner Financing   |
| 62,726-SF                | owner i maneing   |
| 1955                     | <ul> <li>Live/Work Option</li> </ul>  |
| Ample                    | W. Charles McCarlor   |
| L-FBC (The Lealman Form  |   |
| Based Code)              |   |
| MUC -SU-NP               |   |
|                          | St. Petersburg, FL 33714<br>\$2,000,000<br>\$10,000/Month NNN<br>5,120-SF<br>62,726-SF<br>1955<br>Ample<br>L-FBC (The Lealman Form<br>Based Code) |

Highlights

This unique property offers a 5,120 SF building with an additional 1,860 SF canopy on 1.44 Acres in unincorporated Pinellas County. Second floor would be ideal for a live/work option or as an additional office space. Located on heavily trafficked 54th Avenue N. just west of US 19 the property offers excellent exposure and visibility. The property zoning designation is L-FBC, allowing for residential, lodging, office, retail, and industrial. The property has been used as a tow yard for the past 13 years and could be grandfathered for the same use.











