

**Anthony Maccaroni**  
 Anthony  
 anthonymaccaroni@gmail.com  
 Cell: 727-641-0271



**U8209542 1108 NEBRASKA AVE, PALM HARBOR, FL 34683**



**County:** Pinellas **Status:** Active  
**Legal Subdivision Name:** SUTHERLAND TOWN OF  
**Property Style:** Office **List Price:** \$689,000  
**Ownership:** Corporation **LP/SqFt:** \$576.09  
**Lot Features:** Historic District, Interior Lot, Sidewalks, Street Lights, Street Paved **Year Built:** 1975  
**Flood Zone Code:** X **Special Sale:** None  
**Flex Space SqFt:** **ADOM:** 177  
**Office Retail Space SqFt:** **CDOM:** 177  
**New Construction:** No **Heated Area:** 1,196 SqFt / 111 SqM  
**Construction Status:** Completed **Total Area:** 1,196 SqFt / 111 SqM  
**Number of Tenants:** Single User  
**Financial Package:**

Welcome to Downtown Palm Harbor's historic district, where timeless charm meets modern convenience. Presenting an exceptional commercial property nestled in the heart of this trendy downtown area. This newly updated and refreshed space features a spacious lobby and reception area, two private offices, an executive conference room, two bathrooms, and a convenient kitchenette. With a generous leasable square footage of 1,196 SqFt, a total gross building area of 1,596 SqFt, and a substantial lot size of 9,374 SqFt, this commercial space offers abundant room for customization and expansion to suit your specific needs. Whether your dream is to establish a trendy café, an upscale boutique, an art gallery, or a professional office, the open floor plan and adaptable rooms provide the perfect canvas to turn your vision into reality. Adding to its allure, this commercial space offers a sought-after feature—a spacious and well-designed outdoor deck, creating a wonderful setting for unforgettable experiences. Additionally, a workshop/storage building is included, providing convenient space to store equipment, supplies, or merchandise, along with a large outdoor fenced storage area. The property is beautifully paved and offers ample parking for both customers and employees. Moreover, the property benefits from dual access points—the main entrance on Nebraska Avenue and a convenient rear alleyway access. Furthermore, it boasts highly visible monument signage directly on Nebraska Ave, ensuring your business won't go unnoticed. Seize the opportunity to become part of Palm Harbor's storied history and embark on your journey to success in the heart of the historic downtown district. Reach out to us today to schedule a private tour of this exceptional commercial property.

**Land, Site, and Tax Information**

**Legal Desc:** SUTHERLAND, TOWN OF BLK 86, LOTS 6, 7 & 8 (SEE S2-28-15)  
**SE/TP/RG:** 01-28-15  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [01-28-15-88560-086-0600](#)

**Taxes:** \$0.00  
**Auction Type:**  
**Auction Firm/Website:**  
**Book/Page:** H1/1A  
**Alt Key/Folio #:**  
**Road Frontage:** Business District  
**Add Parcel:** No **# of Parcels:** 1  
**Flood Zone:** X  
**Property Use:** Office  
**Property Status:** Completed  
**Utilities Data:** Public  
**Parking:** 1 to 5 Spaces  
**Census Block:**  
**Representation:** Seller Represented  
**Lot Dimensions:** 75X125  
**Total Acreage:** 0 to less than 1/4  
**Condo Environment YN:** No  
**Converted Residence YN:** No  
**Water Frontage:** No  
**Water Access:** No  
**Water View:** No  
**Addtl Water Info:**

**Zoning:** OPH-D  
**Future Land Use:**  
**Tax Year:** 2022  
**Property Access:**  
**Development:**  
**Complex/Comm Name:**  
**Additional Tax IDs:**  
**Flood Zone Date:** 08/24/2021  
**Land Lease Fee:**  
**Community Feat:** Activity Core/Center, Sidewalk  
**Lot Size Acres:** 0.22  
**Class of Space:**  
**Condo Fee Sched:**  
**Pets Allowed Y/N:** Yes - See Condo Docs  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Section #:** 01  
**Block/Parcel:** 86  
**Lot #:** 6  
**Unit #:**  
**Buyers Premium:**  
**Front Footage:**  
**Front Exposure:** West  
**Flood Zone Panel:** 125139-0059H  
**Use Code:**  
**SqFt Source:** Public Records

**Census Tract:**  
**Lot Size:** 9,375 SqFt / 871 SqM  
**Space Type:** New  
**Condo Fees:**

**Interior Information**

**Floors:** One **Total Number of Buildings:** 1 **# Offices:**  
**# of Restrooms:** 2 **# of Hotel/Motel Rooms:**  
**A/C:** Central Air **Ceiling Height:** 8 to 9 Feet **# of Conference/Meeting Rooms:** 1  
**Heat/Fuel:** Central Individual **Window Features:** Tinted Windows **Ceiling Type:** Drywall  
**Water:** Public

**Exterior Information**

**Other Structures:** Storage

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**Ext Construction:** Stucco, Wood Frame  
**Roof Construction:** Built-Up  
**Electric Service:** 200+ Amp Service

**# of Water Meters:**  
**# of Gas Meters:**  
**# of Electric Meters:**

**# of Bays:**  
**# of Bays Grade Level:**  
**# of Bays Dock High:**  
**Building Elevator Y/N:**  
**Eaves Height:**  
**Door Width:**

**Easements:**  
**Garage Door Height:**  
**Adjoining Property:** Commercial, Professional Office  
**Accessory Buildings:** Storage  
**Transportation Access:**  
**Foundation:** Crawlspce  
**Road Surface Type:** Asphalt  
**Road Responsibility:** Public Maintained Road  
**Building Features:** Bathrooms, Kitchen Facility, Stone Counter, Truck Doors  
**Signage:** Street Signage

**Door Height:**

**Audio Surveillance Notice:**

**Income and Expense**

|                                       |                            |                              |
|---------------------------------------|----------------------------|------------------------------|
| <b>Annual Net Income:</b>             | <b>Annual Expenses:</b>    | <b>Net Operating Income:</b> |
| <b>Annual Total Scheduled Income:</b> | <b>Operating Expenses:</b> | <b>Ann Income Type:</b>      |
| <b>Net Operating Income Type:</b>     |                            |                              |

**Green Features**

|                                 |                              |
|---------------------------------|------------------------------|
| <b>Disaster Mitigation:</b>     | <b>Green Water Features:</b> |
| <b>Indoor Air Quality:</b>      | <b>Green Landscaping:</b>    |
| <b>Green Energy Features:</b>   | <b>Green Sustainability:</b> |
| <b>Green Energy Generation:</b> |                              |
| <b>Solar Panel Ownership:</b>   |                              |

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