

# Sauter & Associates LLC.

COMMERCIAL AND INVESTMENT  
REAL ESTATE

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## Featured Property

Small warehouse, big yard, prime frontage on 49th Street N. A rare combination, and well-suited to an owner-user.

**Address: 12790 49th Street N, Clearwater, Florida 33762**

**Sale Price: \$1,150,000**



## Property Attributes

- 3,750 SF Concrete block warehouse; single story, slab on grade.
- ±0.88 acre lot.
- Near the Gateway Expressway / 118<sup>th</sup> Avenue.
- On-site paved parking at the front plus a large fenced rear yard.
- Direct frontage on 49th Street N.
- 27,000-34,000 cars per day.
- Minutes to US Hwy 19, I-275, and St. Pete-Clearwater International Airport.
- Built-up roof permitted in March 2016
- E-1 Employment zoning in Unincorporated Pinellas County allows a wide variety of light industrial, office and accessory retail uses.
- FEMA Flood Zone X (outside of the 500 year flood zone).

## Directions to Property

**From US Hwy 19 (34<sup>th</sup> Street) in Pinellas County:** Take US Hwy 19 to the Ulmerton Road (FL-688) exit, and go west on Ulmerton Road approximately 2 miles. Turn right (north) on 49th Street North and proceed approximately 0.3 miles. The property is on the right hand side at 12790 49th Street North.

**Using GPS:** For GPS, use 12790 49th Street North, Clearwater, Florida 33762

**Google Maps Link:** <https://www.google.com/maps/place/12790+49th+St+N,+Clearwater,+FL+33762>

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: 12790 49th Street N, Clearwater, FL 33762

Location: Mid-Pinellas County, north of Ulmerton Road; minutes to US Hwy 19, I-275, and St. Pete-Clearwater International Airport.

Total Building Area: 3,750 SF

Land Use / Zoning: E-1 Employment (Unincorporated Pinellas County)

Parking: On-site paved parking at the front plus a fenced rear yard for trucks, trailers, and outdoor storage.

Power: Not specified in county records; verify service size with Duke Energy prior to closing.

Utilities: Water / Sewer / Electric / Internet / Phone

Year Originally Built: 1970

Taxing District: Unincorporated Pinellas County (High Point Fire — HPTF)

Traffic Count: 27,000 to 34,000 AADT on 49th Street N (CR 611)

Present Use: Tire sales and service

Parcel Id: 09-30-16-70992-100-1105

Short Legal Description: Pinellas Groves NE ¼, Sec 09-30-16, S 150ft of N 800ft of Lot 11 Less Rd R/W on E.

Allowable Uses: Light manufacturing, office, research and development, industrial support, contractor operations, and accessory retail uses by right. General retail, restaurants, and certain higher-intensity uses are available subject to Type 2 (Board of Adjustment) approval. Verify specific use plans with Pinellas County Development Review Services at (727) 464-3888.

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 tenant!**



## 12790 49th Street N – Pictures



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Site Plan – 12790 49th Street N

