



3625 U.S. 19 Alternate, Palm Harbor, FL 34683

RETAIL BUILDING (ART GALLERY/SHOWROOM) WITH 2 PARCELS



OFFERING SUMMARY

Sale Price: \$1,690,000

Lot Size: 0.69 Acres

Year Built: 1989

Building Size: 6,300 SF

Renovated: 2024

Zoning: E-2

Market: Tampa Bay

Submarket: Palm Harbor

PROPERTY OVERVIEW

CONFIDENTIAL LISTING - DO NOT VISIT THE PROPERTY OR MAKE CONTACT WITH ANY EMPLOYEES. ANY CONTACT MAY DISQUALIFY YOU FROM PURCHASE. CONTACT AGENT JUSTIN WORTHINGTON 727-709-6216 TO SCHEDULE ANY SHOWINGS OR FOR ADDITIONAL INFORMATION.

SELLER FINANCING AVAILABLE!
This 6,300 sq. ft. commercial property in Palm Harbor, home to First Impressions Fine Art and Framing, includes a rear parcel on Desoto Blvd, totaling 0.69 acres. It can accommodate a single occupant or be divided into three units, each with its own entrance, air conditioner, bay door, warehouse area, and offices.

The property features three bay doors, an updated kitchen, and 20-foot ceilings. E-2 zoning allows for various uses. Recent upgrades include interior repainting, new carpeting, LED signage, and an alarm system. Located near Alt 19 and downtown Palm Harbor, it offers easy access to major highways.

The business can be purchased with the building for an additional \$300,000, including all inventory.

Kari L. Grimaldi/ Broker **Justin Worthington**
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SELLER FINANCING AVAILABLE!

This expansive commercial property in Palm Harbor offers 6,300 square feet of versatile space. Currently home to First Impressions Fine Art and Framing, the building includes a rear parcel on Desoto Blvd with paved access. Each parcel is 15,000 square feet, totaling 0.69 acres. An additional adjacent 0.34-acre lot on Alt 19 is also available for \$299,000, bringing the total to 1.03 acres. The building can accommodate a single occupant or be divided into three separate units, each with its own entrance, air conditioner, rear bay door, warehouse area, and two offices. The property features three bay doors and an employee kitchen updated 4 months ago. One unit includes a kitchen and bathrooms, while the other two have two bathrooms each, totaling 5 bathrooms. The catwalk area boasts 20-foot ceilings. Recent upgrades include interior repainting (2022), new carpeting, new hinges and doorknobs, all LED signage, an alarm system, and first-floor concrete block construction.

Located near Alt 19 and downtown Palm Harbor, the property offers easy access to major highways and the thriving Tampa Bay area. First Impressions Fine Art and Framing, established in 1989, can be purchased with the building for an additional \$300,000. The business generates a \$152,697.45 NOI, equating to more than a 50% annual return, all while this business is currently closed on evenings and weekends! (Profits and Loss available upon signing CA which is attached) This price includes, furniture, shelving, equipment, and extensive inventory with a retail value of approximately \$684,420 alone! This investment opportunity cannot be replicated! The business serves prominent clients like Innisbrook, Arthur Rutenberg Homes, and Sonovus Bank. Their inventory of original works, prints, and posters is one of the largest in the Tampa Bay area. This unique property located across from Innisbrook, with its additional parcel, and another available adjacent parcel is an opportunity you will not find anywhere else.



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CONFIDENTIAL LISTING

SALE HIGHLIGHTS

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- SELLER FINANCING AVAILABLE!
- Expansive Space: 6,300 square feet of versatile space.
- Additional Parcel: Includes a rear parcel on Desoto Blvd with paved access.
- Total Area: Each parcel is 15,000 square feet, totaling 0.69 acres.
- Flexible Design: Can be used by a single occupant or divided into three separate units.
- Each unit has its own entrance, air conditioner, rear bay door, warehouse area, and two offices (three bay doors total)
- Zoning: E-2 zoning allows for various uses including warehousing/storage, office, recreation, retail, health/fitness, wholesale distribution, auto repair, and more.
- Employee Kitchen: Updated 4 months ago.
- One unit has a kitchen and bathroom, the other two units have two bathrooms each (total of 5 bathrooms).
- Ceilings: 20-foot ceilings in the catwalk area.
- Recent Upgrades include interior repainting (2022), new carpeting (within a year), new hinges and doorknobs, and all LED signage on the main sign and every entrance door.
- Alarm system
- First-floor concrete block construction
- Parking: 10 current parking spaces, with room for plenty more if needed.
- Location: Near Alt 19 and downtown Palm Harbor, offering easy access to major highways and the thriving Tampa Bay area.
- Business Purchase Option: First Impressions Fine Art and Framing can be purchased with the building for an additional \$300,000, which includes extensive inventory with a retail value of approximately \$684,420! (Framed Art retail value is approximately \$302,480 and Unframed Art retail value is approximately \$382,470)



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LOCATION

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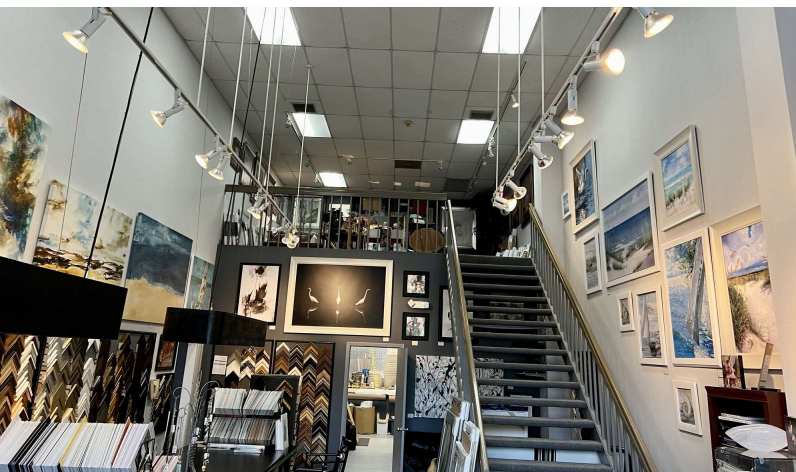
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Palm Harbor is a charming and vibrant community located on Florida's Gulf Coast. Just 20 minutes north of Clearwater and 45 minutes west of Tampa, it offers a perfect blend of small-town charm and modern amenities. The area is known for its friendly atmosphere, beautiful surroundings, and a variety of recreational opportunities.

One of the highlights of Palm Harbor is its proximity to some of Florida's most popular beaches, making it an ideal location for those who love the sun and sea. The community is also home to world-class golf courses, including the renowned Innisbrook Resort and Golf Club, which hosts the PGA's Valspar Championship.

For outdoor enthusiasts, Palm Harbor offers miles of hiking and biking trails, as well as scenic parks like Philippe Park and Wall Springs Park. The historic downtown district features a variety of small shops, eateries, and historic buildings, adding to its unique charm. The area also hosts numerous festivals and craft fairs, including the popular "Palm Harbor's First Friday Celebrations" and the "Taste of Palm Harbor" festival.

Recreating this building and property on Alt 19 with the current parcel and zoning regulations in this area would be nearly impossible, adding to the uniqueness and value of the existing structures. Its strategic location near major highways provides easy access to the thriving Tampa Bay area, making it a convenient and attractive place for businesses. All these highlights bring a steady stream of visitors and residents to the area, which is great for business, ensuring a consistent flow of potential customers and clients.



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ASSEMBLAGE AVAILABLE



LOT AVAILABLE FOR ASSEMBLAGE

Welcome to a unique opportunity in the heart of Palm Harbor, a thriving community on Florida's Gulf Coast. This exceptional commercial assemblage spans 1.03 acres and includes two parcels totaling 0.69 acres and an vacant 0.34-acre lot is available for purchase, both strategically located on Alt 19 with 200 feet of frontage, directly across from the renowned Innisbrook Resort and Golf Club.

The main property offers 6,300 square feet of versatile space, currently home to First Impressions Fine Art and Framing. The building is designed for flexibility, allowing for a single occupant or division into three separate units, each with its own entrance, air conditioning unit, rear bay door, warehouse area, and two offices. Recent upgrades include interior repainting, new carpeting, new hinges and doorknobs, all LED signage, an alarm system, and first-floor concrete block construction.

The adjacent 0.34-acre vacant lot is available for \$299,000.

This unique property, with its additional parcel, cannot be replicated and offers an unbeatable location in one of Florida's most desirable areas. Invest in this prime commercial assemblage and benefit from the vibrant community and steady stream of visitors and residents that support business growth.

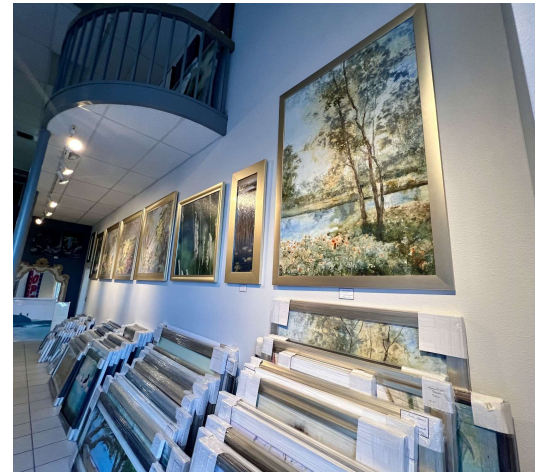
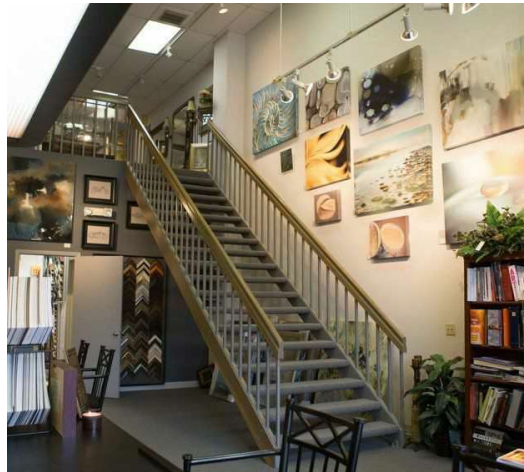
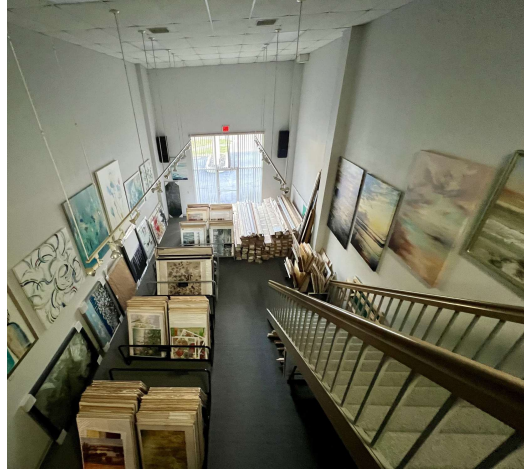
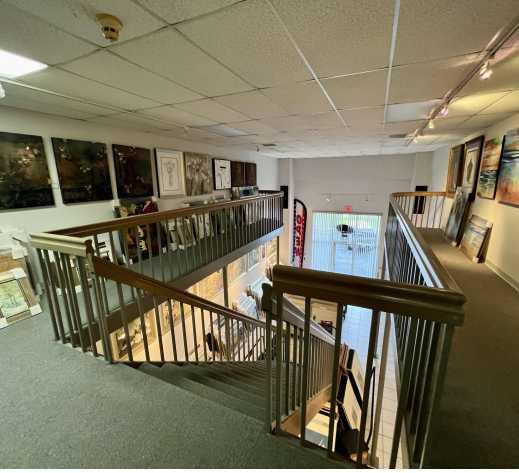
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6,300SF RETAIL/OFFICE/INDUST./SHOWRM ON 2 LOTS - BIZ ALSO AVAIL (50% ANN. RETURN!)

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ADDITIONAL PHOTOS



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PROPERTY DETAILS

Sale Price	\$1,690,000
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	E-2
Lot Size	0.69 Acres
APN #	26-27-15-94590-006-0020 & 26-27-15-94590-006-0110
Lot Frontage	100 ft
Lot Depth	300 ft

LOCATION INFORMATION

Building Name	6,300SF Retail/Office/Indust./Showrm on 2 Lots - Biz Also Avail (50% Ann. Return!)
Street Address	3625 U.S. 19 Alternate
City, State, Zip	Palm Harbor, FL 34683
County	Pinellas
Market	Tampa Bay
Sub-market	Palm Harbor
Cross-Streets	Alt 19 N & Brevard St

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	10

BUILDING INFORMATION

Building Size	6,300 SF
Tenancy	Multiple
Ceiling Height	20 ft
Minimum Ceiling Height	8 ft
Number of Floors	2
Year Built	1989
Year Last Renovated	2024
Construction Status	Existing
Number of Buildings	1

UTILITIES & AMENITIES

Restrooms	5
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BUSINESS SALE INFORMATION (OPTIONAL)

Business Price	\$300,000
Annual NOI	\$152,697.45

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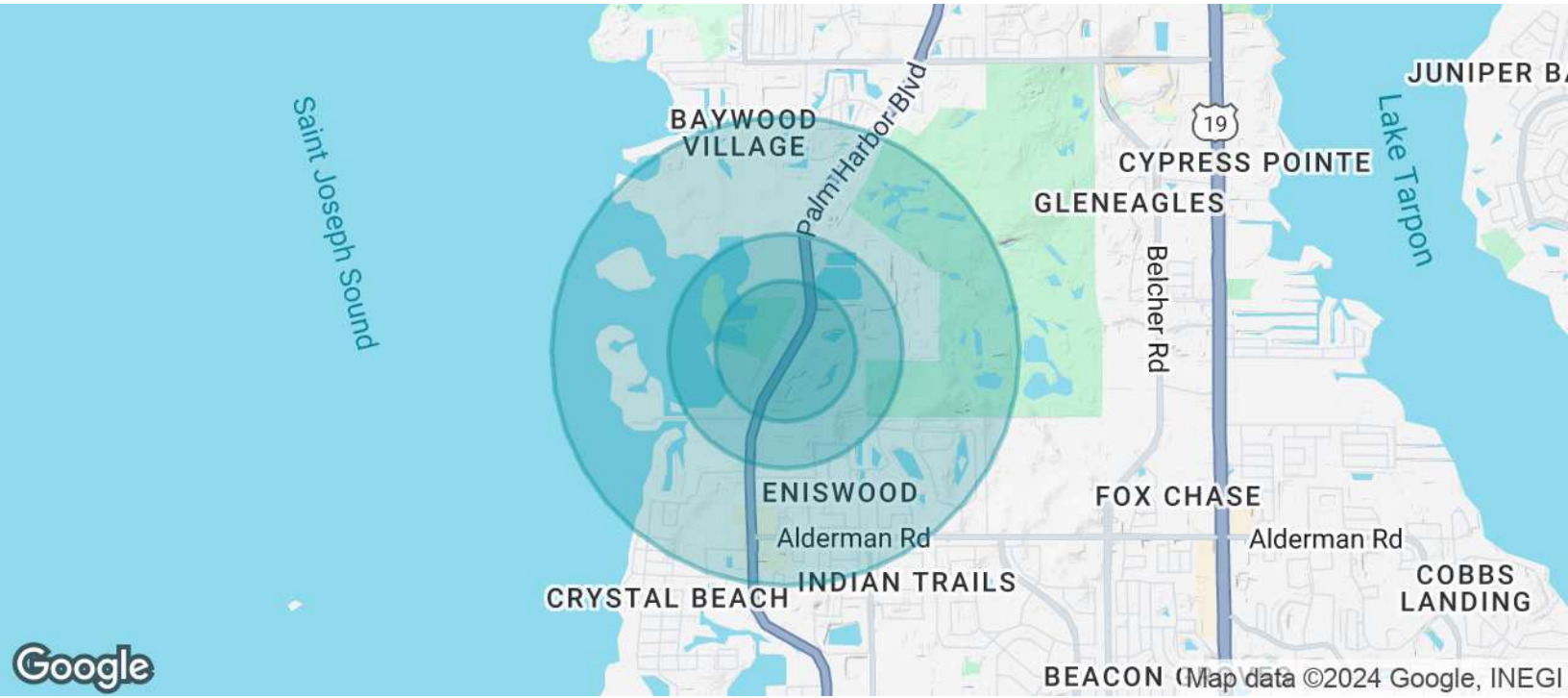
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	195	838	4,186
Average Age	50	49	48
Average Age (Male)	51	49	48
Average Age (Female)	50	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	90	346	1,713
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$127,876	\$139,041	\$131,806
Average House Value	\$722,906	\$678,587	\$634,742

Demographics data derived from AlphaMap

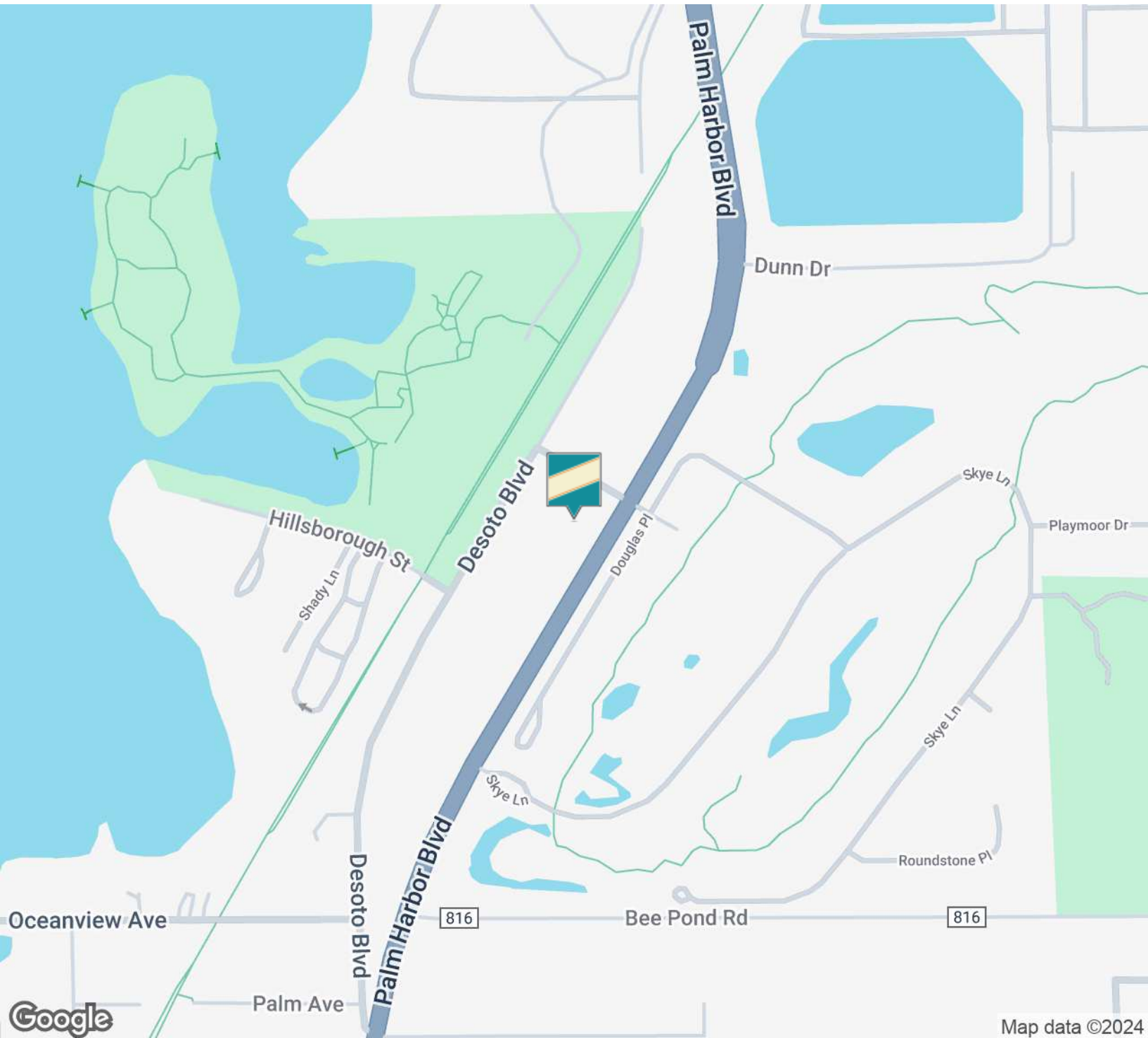
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6,300SF RETAIL/OFFICE/INDUST./SHOWRM ON 2 LOTS - BIZ ALSO AVAIL (50% ANN. RETURN!)



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AERIAL MAP



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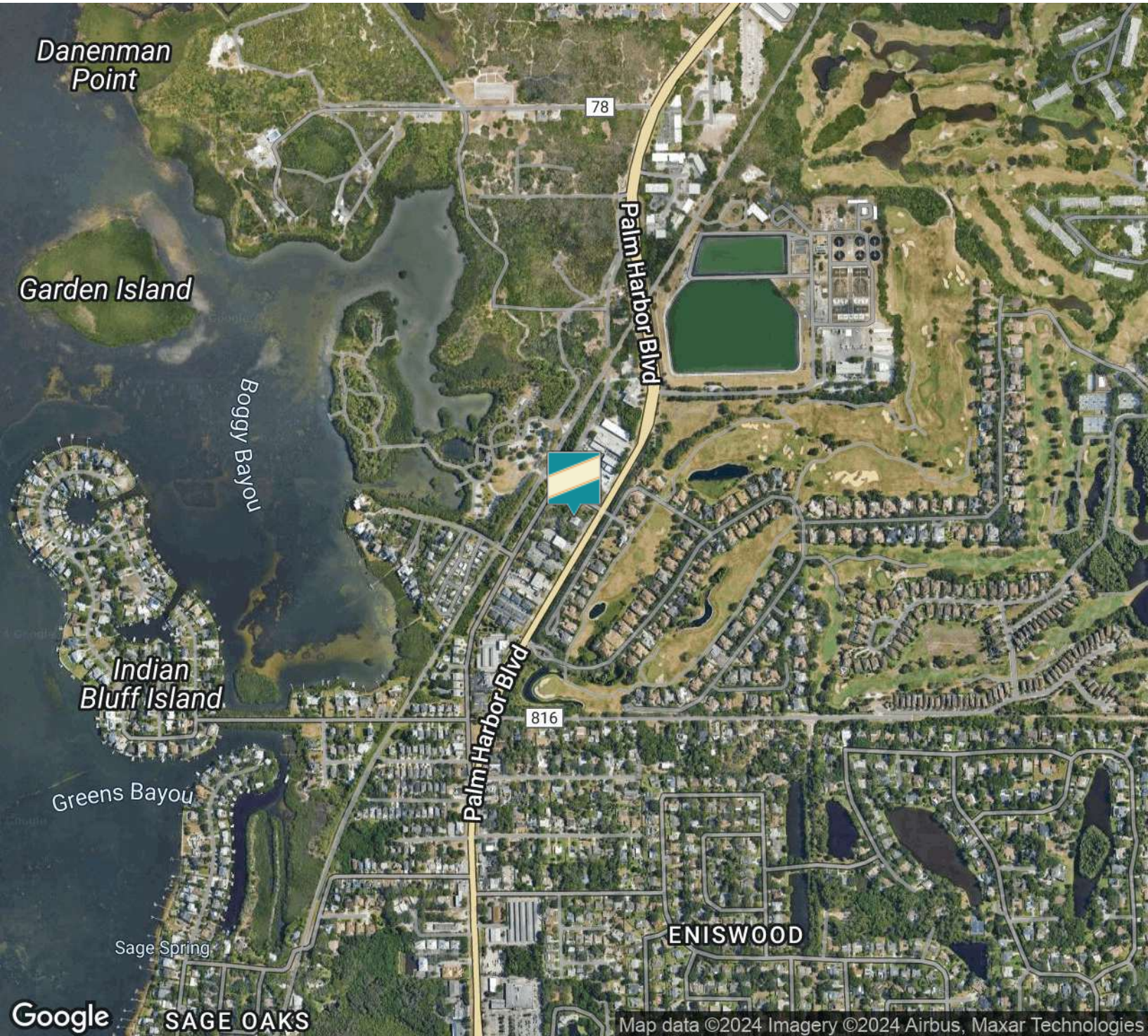
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ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Multiple Year Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing
Medical Office Sales
Retail Sales
Industrial Sales
Multifamily Investments
Single NNN National Investments
Land & Commercial Development
Foreign Investors & Investment Specialist
Seller Finance and Creative Financing
1031 & Reverse Exchanges
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

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ADVISOR BIO & CONTACT 2

JUSTIN WORTHINGTON

Commercial Real Estate Advisor



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PROFESSIONAL BACKGROUND

Justin Worthington is a proud native of the Tampa Bay Area, where he has spent his entire life immersed in the community, including his time as a graduate of the University of South Florida. Prior to joining Grimaldi Commercial Realty, Justin gained over a decade of invaluable experience serving the public as a dedicated Law enforcement detective, Team Leader and Supervisor/Trainer. Justin brings a unique perspective and unwavering commitment to his role in commercial real estate. As a Team Leader and Supervisor, Justin has honed his leadership skills and developed a keen understanding of teamwork and accountability. His ability to effectively manage high-pressure situations and guide others through challenging circumstances speaks volumes about his character and professionalism.

Justin's transition into the commercial real estate arena was driven by his passion for real estate and for helping others, and his desire to continue serving the community. His background has instilled in him a strong sense of integrity, empathy, and professionalism, traits that he brings to every client interaction. As a member of the esteemed Grimaldi Commercial Realty team, Justin leverages his extensive network within the Tampa Bay Area to facilitate successful transactions and foster positive relationships. His dedication to client satisfaction and his deep understanding of the local market dynamics position him as a trusted advisor and advocate for his clients' real estate needs.

Areas of Focus:

Commercial Sales & Leasing Office Sales & Leasing
Medical Office Sales & Leasing Industrial Sales & Leasing Retail Sales & Leasing
Land Sales
Seller Financing and Creative Financing

EDUCATION

University of South Florida

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