



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1676

FREE STANDING COMMERCIAL BUILDING FOR SALE



11470 OAKHURST RD.
LARGO, FL 33774

- 2,950 SF
- KITCHEN, OFFICE BUILDING, 2 ½ BATHROOMS
- 1.4 MILES FROM BEACH
- GOOD VISIBILITY AND SIGNAGE
- INDIVIDUAL OFFICES
- LIVE/WORK ZONING
- LOCATED ON MAJOR ROADWAY
- **PRICE: \$614,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



REVISED: 2/10/25

PROPERTY OVERVIEW

SI-1676

ADDRESS: 11470 Oakhurst Rd.
Largo, FL 33774

LOCATION: 250 feet South of Walsingham Rd. and Indian Rocks Rd. / Oakhurst Rd. intersection, 1.4 miles from Gulf Blvd., Indian Rocks Beach

LAND AREA: 11,204 SF (approximately .25 acres)

DIMENSIONS: 94' x 119' MOL

ZONING: GO – General Office (Unincorporated)

LAND USE: CG – Commercial General

FLOOD ZONE: "X" – No Flood Insurance Required

IMPROVEMENTS: 2,950 SF

YEAR BUILT: 1970

LEGAL DESCRIPTION: Lengthy (in listing folder)

PARKING: 6 in front (additional parking on side)

UTILITIES: Electric – Duke Energy
Water & Sewer – Pinellas County Utilities
Trash – Waste Connections

PRESENT USE: Office

TERMS: Cash at Closing (possible owner financing)

TAXES: \$6,330.14 (2024)

PARCEL ID: 18-30-15-00000-120-1600

PRICE: \$614,000

TRAFFIC COUNT: 8,700 VPD (Oakhurst Rd.)

NOTES: Located 1.4 miles from beaches. This 2,950 SF commercial building nestled in Largo, is ready for many uses. Building is well located, a sturdy block construction next to a dental office and other professional offices, just 250 feet south of the Walsingham Rd. intersection. Zoning of General Office allows for Live / Work combined use. Also, short term vacation rentals and just about any kind of office. Previously used for digital printing business, can be demised easily for a few tenants. Six paved parking across the front, with additional paved drive all the way down the north side of the building can accommodate trucks of small service fleet. 94' frontage with large pylon sign and 25' above sea level.

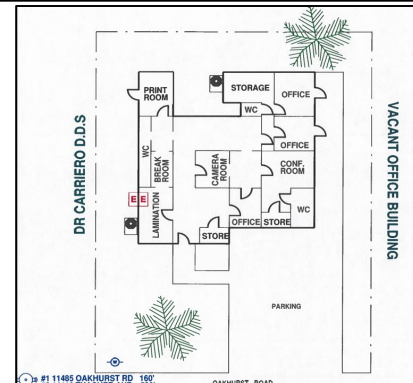
KEY HOOK #: 39

ASSOCIATE: Marilyn Stuelke (727) 851-3155 *mobile*

K&H SIGNAGE: 3'X4'

LISTING CODE: SI-1676-3-23

SHOWING INFORMATION: Call listing agent for showing.



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