

FOR SALE

**12800 INDIAN ROCKS RD, LARGO,
FL OFFERED AT \$ 899,000**

**Smith &
Associates Commercial**



A great opportunity to purchase an office building well located on Indian Rocks Rd, close to the beaches and Belleair

Operated on a gross lease basis, with many month to month tenants & some executive suites, this offers an opportunity for a user, a partial user, or a conversion to net leases

Constructed in 1976, there are two block buildings totaling 5,503 square feet; 1,745 on one, and 3,758 on the other

The roofs were replaced in 2018, and most A/C's are newer

Lot size is 150' x 140', with about 25 parking spaces

Located in the City of Largo, with R/OG (Residential/ Office General) zoning and Future Land Use

This is self managed by the owner, and there is minimal property maintenance work or repairs

Please see attached rent roll and income/expense info



STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY; TENANTS ARE UNAWARE OF POTENTIAL SALE

Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.

CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON

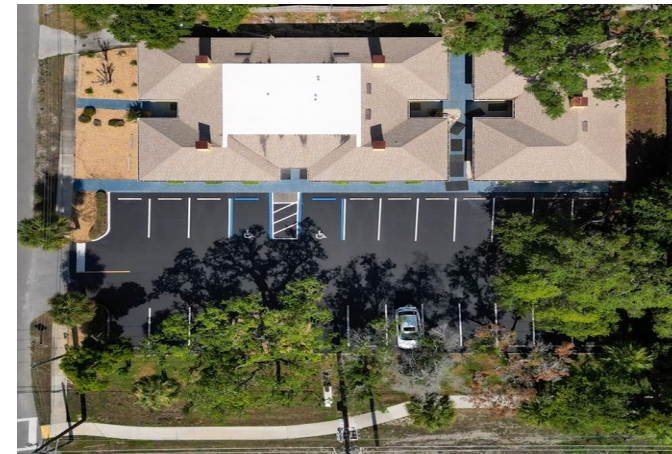
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

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12800 INDIAN ROCKS RD AVE RENT ROLL

TENANT	UNIT NUMBER	MONTHLY RENT	APPROX SQ FT	OPTIONS	LEASE EXPIRATION
MORTGAGE BROKER	UNIT 1	\$ 1,000	890	N/A	MO-MO
ACCOUNTANT	UNIT 2	\$ 1,000	890	N/A	2026
TITLE COMPANY	UNIT 4A	\$ 3,700	2,053	N/A	2026
LAWYER	UNIT 5A	\$ 400	135	N/A	MO-TO-MO
SITE CARE	UNIT 6B	\$ 325	84	N/A	MO-TO-MO
THERAPIST	UNIT 6C	\$ 324	109	N/A	MO-TO-MO
CONTRACTOR	UNIT 6D	\$ 350	150	N/A	MO-TO-MO
RECORDS STORAGE	UNIT 6F	\$ 150	91	N/A	MO-TO-MO
REAL ESTATE	MAILBOX ONLY	\$ 50		N/A	MO-TO-MO

UNIT 1 & 2 TENANTS PAY FOR THEIR OWN ELECTRIC; ALL OTHER LEASES INCLUDE ELECTRIC, WATER & GARBAGE

THERE IS AN ADDITIONAL COMMON AREA OR STORAGE SPACE OF ABOUT 820 SQ FT THAT IS NOT CURRENTLY LEASED

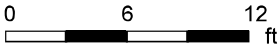
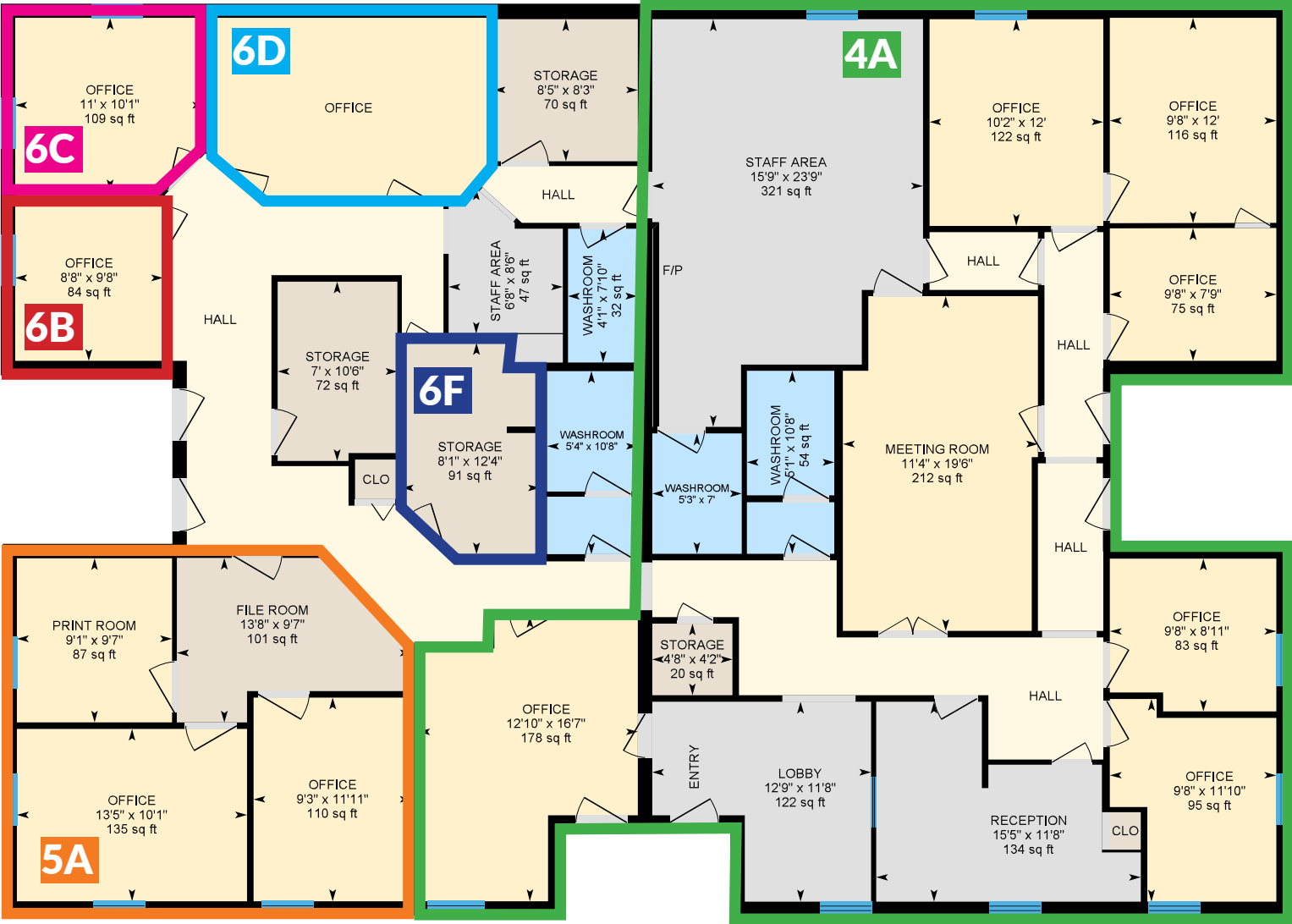
SUITE 5A NOW HAS 3 OFFICES STILL AVAILABLE; ABOUT 300 SQ FT

LANDLORD DOES NOT CARRY WIND INSURANCE COVERAGE; IT IS NOT IN A FLOOD ZONE

ANNUAL INCOME	\$ 87,588
LESS 2023 EXPENSES:	
REAL ESTATE TAXES	\$ 9,440
INSURANCE	\$ 2,967
WATER/SEWER	\$ 3,398
ELECTRIC	\$ 6,862
CASH FLOW	\$ 64,921

12800 Indian Rocks Rd, Largo, FL

Main Floor Finished Area 3747.28 sq ft



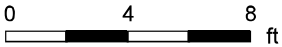
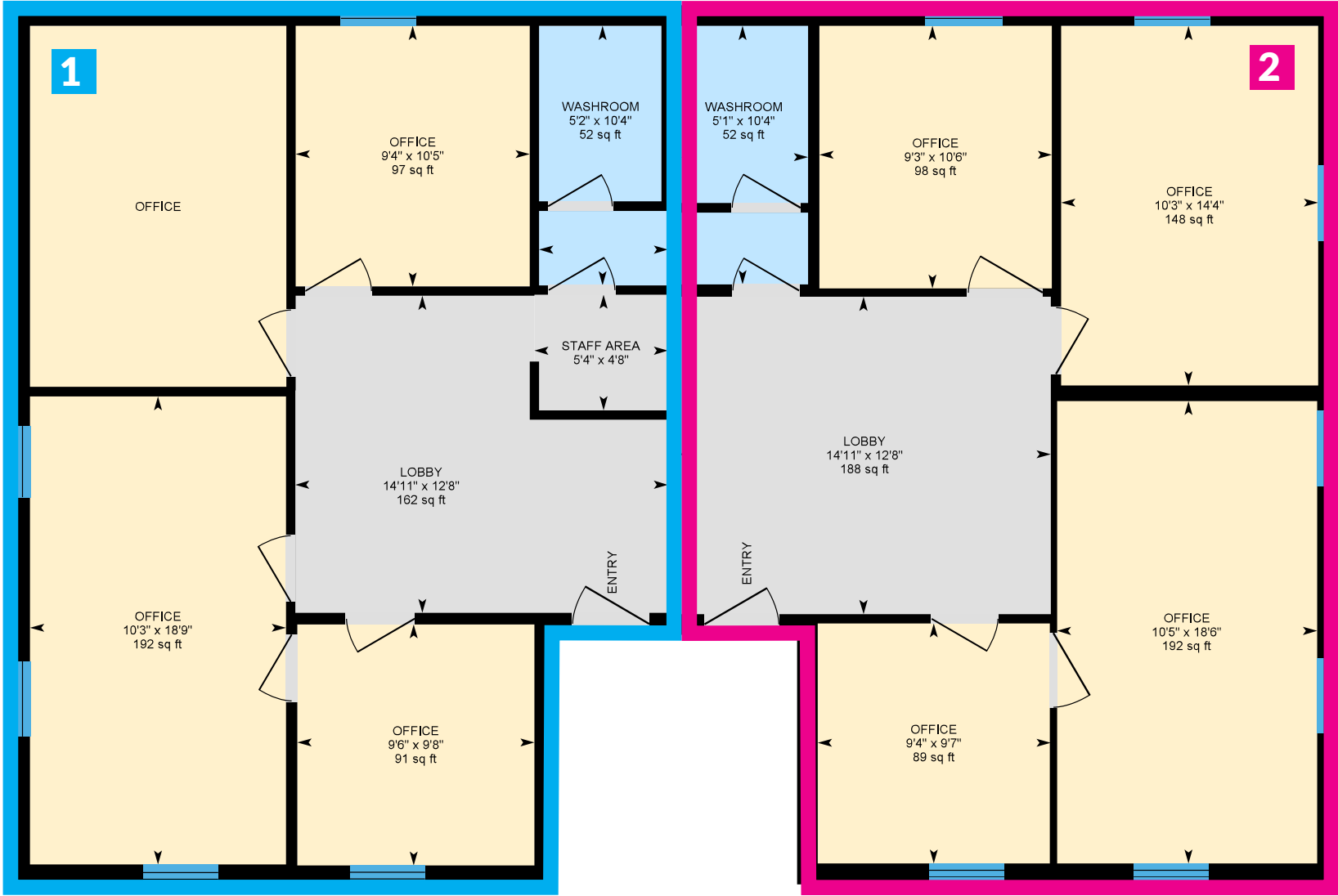
PREPARED: 2024/06/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

12800 Indian Rocks Rd, Largo, FL

Main 2 Finished Area 1773.92 sq ft

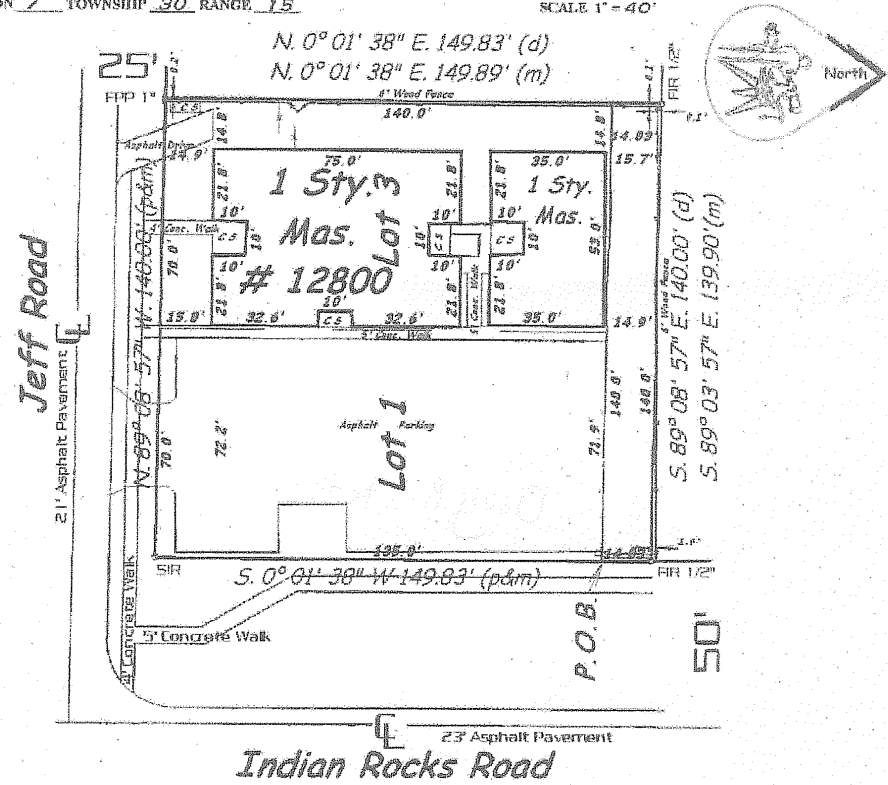


PREPARED: 2024/06/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

ALL ELEVATIONS BASED ON N.V.C. DATUM. THE BELOW DESCRIBED LOT CAN BE FOUND ON HOUSING AND URBAN DEVELOPMENT FLOOD MAP # 1251220114G DATED 9/03/03 SAID LOT LIES WITHIN ZONE X AND IS NOT DESIGNATED AS A FLOOD HAZARD AREA. BASE FLOOD ELEVATION = N/A LOWEST FLOOR ELEVATION = N/A LOWEST ADJACENT GRADE = N/A
 m = measured p = plat c = calculated d = dead SIR = set iron rod 5/8" FIR = found iron rod FIP = found pinched pipe
 FCM = found concrete monument CONC = concrete CS = concrete slab CP = covered patio SP = screened patio FIP = found iron pipe
 NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. FIELD BEARINGS BASED ON WEST LOT LINE
 BEING IN SECTION 7 TOWNSHIP 30 RANGE 15 SCALE 1" = 40'



LOTS 1 AND 3, INDIAN OAKS SUBDIVISION AND A 14.83 X 140' STRIP OF LAND AS DESCRIBED ON SHEET 2 OF 2
 SURVEY CERTIFIED TO
GEMINI HOLDING INC. **BAXTER TITLE**
COMMONWEALTH LAND TITLE INSURANCE CO.

I HEREBY CERTIFY THAT THE ABOVE SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE OF SURVEY	JOB NUMBER	DATE	SIGNATURE
BOUNDARY	11091	12/07/05	<i>[Signature]</i>
UPDATE			
REVISION			

INVALID WITHOUT RAISED SEAL
ROBERT D. LEHART
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