

FULLY LEASED INVESTMENT OPPORTUNITY

\$735,000



12211 49th Street North
Clearwater, Florida 33762



VECTOR
COMMERCIAL REAL ESTATE



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EXECUTIVE SUMMARY

Fully Leased Investment Opportunity-

Located along the 49th Street North commercial corridor, 12211 49th Street North is a well maintained, single story, multi-tenant commercial property in the heart of Central Pinellas. The building encompasses approximately 3,849 square feet and is full leased to three long term tenants, providing a stable and diversified occupancy.

Strategically positioned with excellent visibility and accessibility, the property benefits from its proximity to major thoroughfares serving St. Petersburg, Clearwater, Pinellas Park, and within a short drive to all local cross bay bridges, and the PIE and TPA airports.

This offering represents a stabilized, income -producing commercial asset in a proven submarket, combining strong fundamentals, curb appeal, and long term investment durability.

Please do not disturb tenants - additional property and financial information is available upon request.



LOCATION

12211 49th St. N.
Clearwater, FL 33762



PARCEL ID

09-30-16-93564-000-0040



PRICE

\$735,000



SIZE

Gross: 4,096 SF
Rentable: 3,849 SF



PARKING SPACES

21 Total Spaces



FLOOD ZONE

Non Flood
Zone (Zone X)



USE

Investment
Property

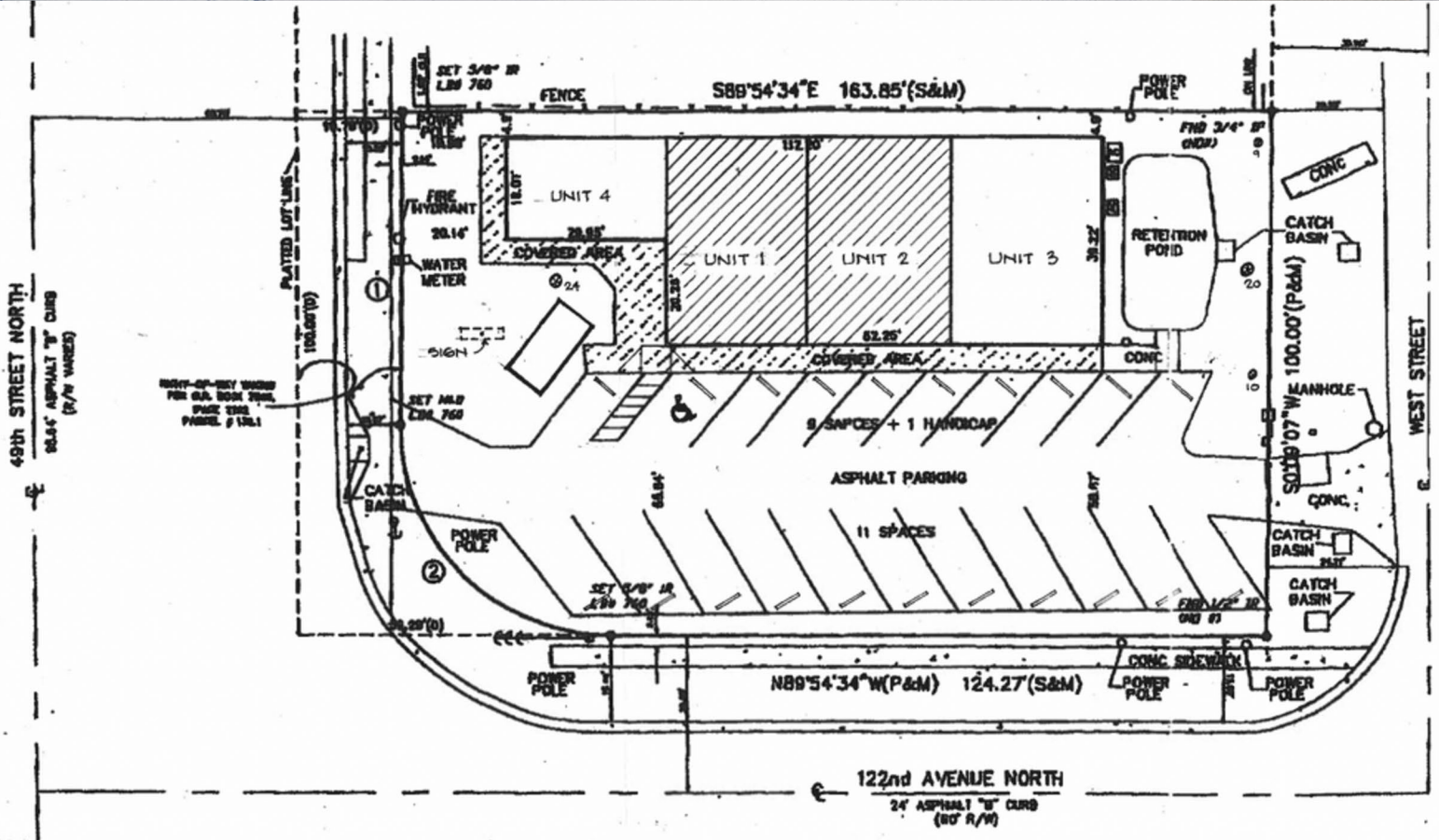


TRAFFIC COUNT

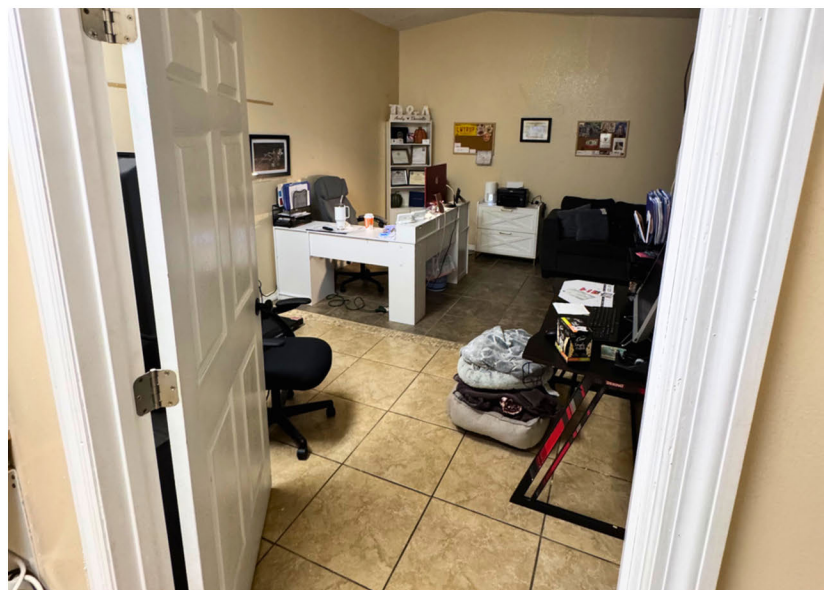
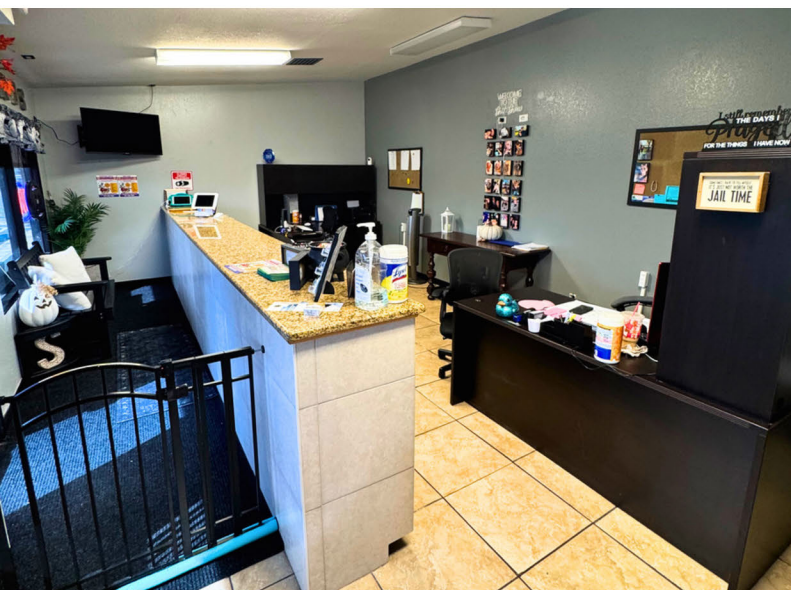
30K+ AADT



SITE PLAN



INTERIOR PICTURES



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