

# JOES CREEK INDUSTRIAL INVESTMENT

For Sale

3093 46<sup>TH</sup> AVENUE N, ST. PETERSBURG  
\$449,000



Outstanding opportunity to purchase an 80% occupied office/warehouse building in the popular Joes Creek Industrial area.

Located just a short distance east of US 19, with easy access to all nearby interstates and major roads.

Totaling 9,000 square feet, this block constructed building has 6 10' overhead doors on each side, with 12' clear height inside; about 50% is air conditioned office space.

Built in 1960, with a lot size of about 115' x 190', or 21,850 square feet.

One Tenant occupies 6,725 sq ft, with 14 months remaining on the lease at \$3,627 per month, on a modified gross basis.

There are 5 small warehouse spaces in the rear, one of which is occupied at \$300 per month, with 4 vacant.

For additional information or to schedule an appointment to tour the property, please contact:

Pat Calhoun, Commercial Broker 727.542.0998 | [pcalhoon@smithandassociates.com](mailto:pcalhoon@smithandassociates.com) | [www.patcalhoon.com](http://www.patcalhoon.com)

1.855.580.3758 [www.smithandassociates.com](http://www.smithandassociates.com)



Tampa | St. Petersburg | Clearwater

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

**Smith &**  
**Associates Commercial**