

CLEARWATER MIXED USE PROPERTY

For Sale - \$359,000

1548 S MISSOURI AVENUE



Fantastic opportunity to purchase a well maintained mixed use property, with great sinage and a corner location on heavily trafficked Missouri Ave, also known as Alt US19

1 commercial tenant, and 4 apartments generating about \$ 4,000 per month in rentals, plus coin laundry income

Two 2br/1ba & two 1br/1ba apartments, plus commercial space; all tenants are month to month but may sign leases with new owner

Total lot size is about 200' deep with 104' of frontage; part of the lots in the back are zoned residential and could be developed

Owner will consider financing with 30% down to qualified buyer

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY

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1.855.580.3758 www.smithandassociates.com

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

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Associates Commercial

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The front building was built in 1954, is block construction, and consists of 3 retail spaces on the south end occupied by Pac-N-Send, and the 2 apartments on the north end

The owner maintains a small office with a separate entrance and bathroom in a portion of the commercial space

The building in the rear is two story, also block construction, and has one apartment downstairs, and one upstairs

Total rentable square footage is about 4,600; all is well maintained and in nice condition

Many possibilities, as the entire front building could be commercial rentals

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1458 S MISSOURI AVE RENT ROLL INFORMATION

1548	PAC-N-SEND	1,200 *
1542	1BR/1BA	650 **
1540	1BR/1BA	650 **
BACK BUILDING UNIT A	2BR/1BA	700
BACK BUILDING UNIT B	2BR/1BA	750 **

* PAC-N-SEND PAYS THEIR OWN UTILITIES, AND ALSO UTILITIES FOR OWNERS SMALL OFFICE

** WATER/SEWER/GARBAGE CHARGES ARE PAID BY OWNER ON THESE UNITS, WHICH TOTALS ABOUT \$ 160.00 PER MONTH, BUT THEY ARE SEPARATELY METERED – A NEW OWNER COULD HAVE TENANTS PAY THEIR OWN

THE COIN LAUNDRY AND PARKING ON EXTRA LOT PROVIDES ABOUT \$ 300 PER MONTH IN INCOME

REAL ESTATE TAXES TOTAL \$ 4,642

BUYER TO GET OWN INSURANCE QUOTE, AS SELLER CARRIES ONLY LIABILITY

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