

Showroom, Warehouse & Storage

For Sale - \$1,499,000

4499 126TH AVENUE N, CLEARWATER, FL 33762



Excellent opportunity to purchase a beautiful showroom, recently built warehouse, & 68 self-storage units in great mid-county industrial area.

Situated on 1.73 acres, the showroom & warehouse total 20,500 square feet MOL, with one truck well & three overhead doors.

The showroom area totals 5,488 sq ft, was built in 1973 of block construction with the availability of 12 ft ceiling height.

The attached warehouse is 15,000 sq ft of clear span metal construction built in 2004 with 24 ft ceiling height.

The two storage buildings were built in 1979 of block construction & have units of varying sizes, and historically average 85% – 90% occupancy.

The property is located within the city limits of Pinellas Park, is fully fenced & is zoned M-1.

Current owner/user will be vacating upon sale.

**STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY,
AS EMPLOYEES ARE UNAWARE OF POTENTIAL SALE**

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1.855.580.3758 www.smithandassociates.com

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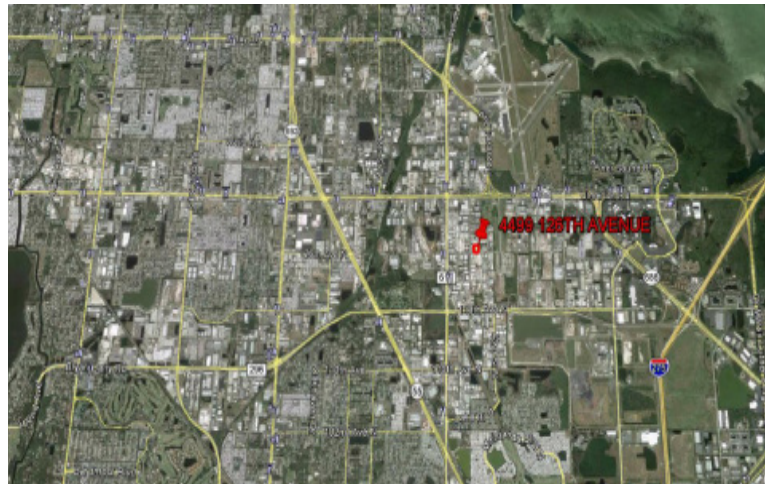
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**Smith &
Associates Commercial**

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4499 126th AVE STORAGE FACILITY

New Tenant Storage Only

A unit = \$59.00
B unit = \$129.00
C unit = \$149.00
D unit = \$159.00

New Tenant Workshop (with electric)

A unit = N/A
B unit = \$199.00
C unit = \$229.00
D unit = \$259.00
G unit = \$499.00

Storage Unit Sizes

A unit = 26 units @ 6.6' x 12'
B unit = 9 units @ 10.6' x 18.6'
C unit = 19 units @ 10.6' x 21'
D unit = 11 units @ 14.6' x 21'
G unit = 3 units @ 30' x 21'