

For Sale

5985 49th STREET N., PINELLAS PARK \$569,000



Excellent opportunity to purchase a well located building directly across the street from Northside Hospital, on highly trafficked 49th St N with a daily car count of about 35,000

Currently leased to two tenants; one is a doctor's office, and the other a pharmacy, both on triple net leases with incremental increases; please see page 2 for further information

The building is a combination of block and metal construction, built in 1960 & 1972, totaling just under 12,000 square feet, about 5,200 of which is warehouse in the rear, used for parking

Lot size is about 23,840 square feet, irregular in shape, and the property is in unincorporated Pinellas County, with C-3 zoning and Commercial General Future Land Use

Landlord is only responsible for roof and structure; Tenants reimburse all other expenses

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

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

Pat Calhoon, Commercial Broker 727.542.0998 | pcalhoon@smithandassociates.com | www.patcalhoon.com

1.800.521.7045 • www.smithandassociates.com

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

**Smith &
Associates Commercial**

5985 49TH ST TENANT INFORMATION

YOUR CARE MEDICAL CLINIC:

2015 MONTHLY BASE RENT IS \$ 3,760.00

2016 MONTHLY BASE RENT IS \$ 3,825.00

2017 MONTHLY BASE RENT IS \$ 3,990.00

OCCUPIES ABOUT 4,800 SQ FT

TENANT PAYS ALL OPERATING EXPENSES, TAXES, INSURANCE, UTILITIES, ETC.

LEASE EXPIRES 1/31/2018

THREE YEAR OPTION AT MARKET RATE TO BE DETERMINED

PERSONAL GUARANTEE IN PLACE

HMV PHARMACY:

2015 MONTHLY BASE RENT IS \$ 1,000.00

2016 MONTHLY BASE RENT IS \$ 1,240.00

2017 MONTHLY BASE RENT IS \$ 1,405.00

OCCUPIES ABOUT 1,980 SQ FT

TENANT PAYS ALL OPERATING EXPENSES, TAXES, INSURANCE, UTILITIES, ETC.

LEASE EXPIRES 12/31/2017

PERSONAL GUARANTEE IN PLACE

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EXHIBIT "D"
SITE PLAN

5985-49th St No.
St. Petersburg, FL 33709
Total Sq Ft: 6404

