

6202 54th Avenue North



Outstanding opportunity to purchase a well maintained retail center with Commercial General zoning, at the highly visible signalized corner location of 62th St N & 54th Ave N

The square footage of the building is about 5,428, and was originally built as six units, although one tenant currently occupies three of them

The lot size is 150' x 150', with easy access from all directions and offering about 28 parking spaces in the front

The building was built in 1985 of block construction, and had a roof replacement in 2010

Tenants pay their own electric, and landlord pays water/sewer/garbage, landscaping, and exterior maintenance

The owner will consider holding a first mortgage with a minimum of a 25% down payment

Please see page 2 for rent roll and income/expense information

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

TYPE OF BUSINESS	UNIT NUMBER	MONTHLY RENT	LEASE EXPIRATION	SECURITY DEPOSIT
JEWELRY & PAWN	6202-6206	2,700	Month to Month	0
INSURANCE	6208	800	01/14/16	1,300
BARBER SHOP	6210	800	07/31/16	1,300
VACANT	6212	800	Vacant	0

ANNUAL NUMBERS BASED ON OWNER MANAGED BUSINESS, AND ON
CURRENT RENT ROLL & EXPENSES:

\$ 61,200 PROJECTED INCOME (WHEN FULLY OCCUPIED)

MINUS EXPENSES

- \$ 240 HOUSE ELECTRIC
- \$ 420 WATER/SEWER/GARBAGE
- \$ 6,600 REAL ESTATE TAXES
- \$ 720 LAWN & LOT MAINTENANCE
- \$ 2,400 REPAIRS & MAINTENANCE (AVERAGE 4% OF INCOME)
- \$ 700 INSURANCE (CARRYING LIABILITY ONLY)

\$ 11,080 TOTAL EXPENSES

\$ 50,120 PROJECTED CASH FLOW

NOTES :

MCNEAL PAWN & JEWELRY HAS BEEN A TENANT FOR 10 PLUS YEARS, AND WILL DISCUSS A
NEW LEASE WITH A PROSPECTIVE BUYER

LEASES CALL FOR TENANTS TO BE RESPONSIBLE FOR A/C REPAIRS & MAINTENANCE, BUT
LANDLORD HAS NOT ENFORCED THIS WITH INSURANCE AND BARBER SHOP UNITS

*Smith & Associates does not guarantee any representations. Important facts should be confirmed by the
Buyer*

54TH AVE. NO.

(COUNTY ROAD NO. 67)

6" PAVING & CURBS

NORTH LINE OF FARM 5

60' MIN.

(CONC. CURB & GUTTER) 20' 50'

1-48 MAX DRIVE ALLOWED IN THIS AREA - RECOMMEND 24'-30' RIGHT TURN IN AND 15'-18' TURN OUT CURVE

S-89°-52'-16" E. 150.00'

POSSIBLE DRIVE

GRASS

AREA

WALK

TRANSFORMER SLAB

METER POST

FIR (1/2") NO NUMBER

TELEPHONE MH

EAST LINE OF FARM 5

EXISTING PARKING LOT 27 SPACES

NOTE: IMPROVEMENTS NOT SHOWN PER CLIENT'S REQUEST

6202 - 54TH AVE N.

COMMERCIAL BUILDING 5520'S.F. ASSUMING 90% SALES/OFFICE AREA & 25 SPACES REQ'D.

WALK

POSSIBLE 4 ADDL SPACES

S. 00°-23'-54" E. 150.00'

O.R. 4607 - PG. 998

24.9' CT.

40' CURB

PP

24.9' CT.

40' CURB

OAK GROVE MANOR 1ST ADD. P.B. 55 - PG. 76

N. 00°-23'-54" E. 150.00'

WALK

8'-1"

4'-2"

GRASS AREA

FIR (1/2") NO NUMBER

N. 89°-52'-16" W. 150.00' EAST 175.00'

FIR (1/2") NO NUMBER

24.9' CT.

40' CURB

NORTH 185.00'

TOWN OF KENNETH CITY PARKING / DRIVE PERMITS.

54TH AVE - COLLECTOR ST. (CR 67)

62ND AVE - NEIGHBORHOOD DISTRIBUTOR ST

DRIVEWAYS

MIN. FROM CORNER

60'

MAX. WIDTH

48'

MAX. NO. DRIVERS/STREET

2

MIN. DIST BETWEEN

40'

MIN. DIST TO PARALLEL

20'

62ND AVE N

WIDENING EXIST. CONC DRIVE

54TH AVE N

→ CLEARANCE PERMITS LIMIT TO ONE DRIVEWAY TO PUELLAS CO PERMIT REQ'D

E. Fred Dowd and Associates, Inc.

REV# DATE

REVISION