

# LARGO OFFICE/WAREHOUSE

For Sale \$429,000

## 12885 62nd Street, Largo, FL 33773



THIS IS A BEAUTIFULLY REMODELED OFFICE/WAREHOUSE BUILDING WITH INCREDIBLY EASY ACCESS TO US 19, ULMERTON RD, SR 686, AND THE INTERSTATES

THERE ARE TWO OFFICES ON THE SOUTH SIDE OF THE BUILDING THAT TOTAL 2,730 SQ FT, AND A LITTLE OVER ONE HALF IS OCCUPIED BY A TENANT WHO WILL SIGN A LEASE, OR VACATE

THE NORTHERN PORTION OF THE BUILDING IS A 3,000 SQ FT AIR CONDITIONED WAREHOUSE WITH 20 FOOT CEILING HEIGHT, A 16 FOOT OVERHEAD DOOR, PHASE 1 POWER & ANOTHER 425 SQ FT OF OFFICE

THE SOUTHERN PORTION WAS BUILT IN 1977 AND THE NORTHERN IN 1980;  
BOTH ARE OF BLOCK CONSTRUCTION

ABOUT 16 PARKING SPACES, INCLUDING 3 THAT ARE COVERED UNDER A 612 SQ FT CARPORT

LOT SIZE IS 144' X 100', AND IT IS LOCATED IN UNINCORPORATED PINELLAS COUNTY, WITH C-3 ZONING CLEAN ENVIRONMENTAL IN PLACE WHEN PURCHASED IN 2006, AT WHICH TIME A NEW ROOF WAS PUT ON, ALONG WITH MANY OTHER UPDATES AND IMPROVEMENTS

MANY POSSIBILITIES, AS THIS IS IDEAL FOR AN OWNER USER, PARTIAL OWNER USER, OR AN INVESTOR; COULD BE EASILY SPLIT INTO 2 OR 3 UNITS

EACH AREA HAS A SEPARATE AIR CONDITIONER, ALTHOUGH THERE IS ONLY ONE ELECTRIC METER

SHOWN BY APPOINTMENT ONLY, DURING THE WEEK, DURING THE DAY

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