

ST PETERSBURG RETAIL FOR SALE \$425,000

3311 & 3325 5th Avenue N



GREAT OPPORTUNITY TO PURCHASE A FREE STANDING BLOCK BUILDING ON BUSY 5TH AVE N, JUST EAST OF THE INTERSECTION OF 34TH ST (US 19), WHERE THERE IS A TRAFFIC COUNT OF 38,500 CARS DAILY

THERE IS ALSO ANOTHER SMALL STRUCTURE ON THE WESTERN PORTION OF THE PROPERTY THAT WAS A FORMER FARM STORE; LIKELY THIS WOULD BE REMOVED TO PROVIDE ADDITIONAL PARKING FOR THE MAIN BUILDING

BUILT IN 1965, THE LARGER STORE IS 3,600 SQUARE FEET OF BLOCK CONSTRUCTION, AND WAS FORMERLY USED AS A FOOD MART/CONVENIENCE STORE; RECENTLY IT HAS BEEN OCCUPIED ON A MONTH TO MONTH BASIS UNTIL A SALE OCCURS

ABOUT 20 PARKING SPACES, ALTHOUGH A RECONFIGURATION WOULD PROVIDE SEVERAL MORE, IN ADDITION TO THOSE CREATED BY REMOVAL OF THE SMALLER BUILDING

LOT SIZE OFFERS 175' ALONG 5TH AVE N, AND IS ABOUT 100' DEEP; LOCATED IN THE CITY LIMITS OF ST PETERSBURG, WITH CCS-1 COMMERCIAL ZONING

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



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

Smith &
Associates Commercial

A SURVEY OF:

The East 75.00 feet of Tract "A", BREWTON'S KENWOOD REPLAT, as recorded in Plat Book 48, Page 2, Public Records of Pinellas County, Florida AND All of Lots 13 and 14, Block 22, ADDITION TO KENWOOD SUBDIVISION, as recorded in Plat Book 6, Page 92, Public Records of Pinellas County, Florida.

For: Maingate Development Company
By: Dave Petkovich

Order No. 36644
August 12, 1985-stk./map

NOT VALID UNLESS
EMBOSSSED WITH A SEAL
THIS STAMP IS RED

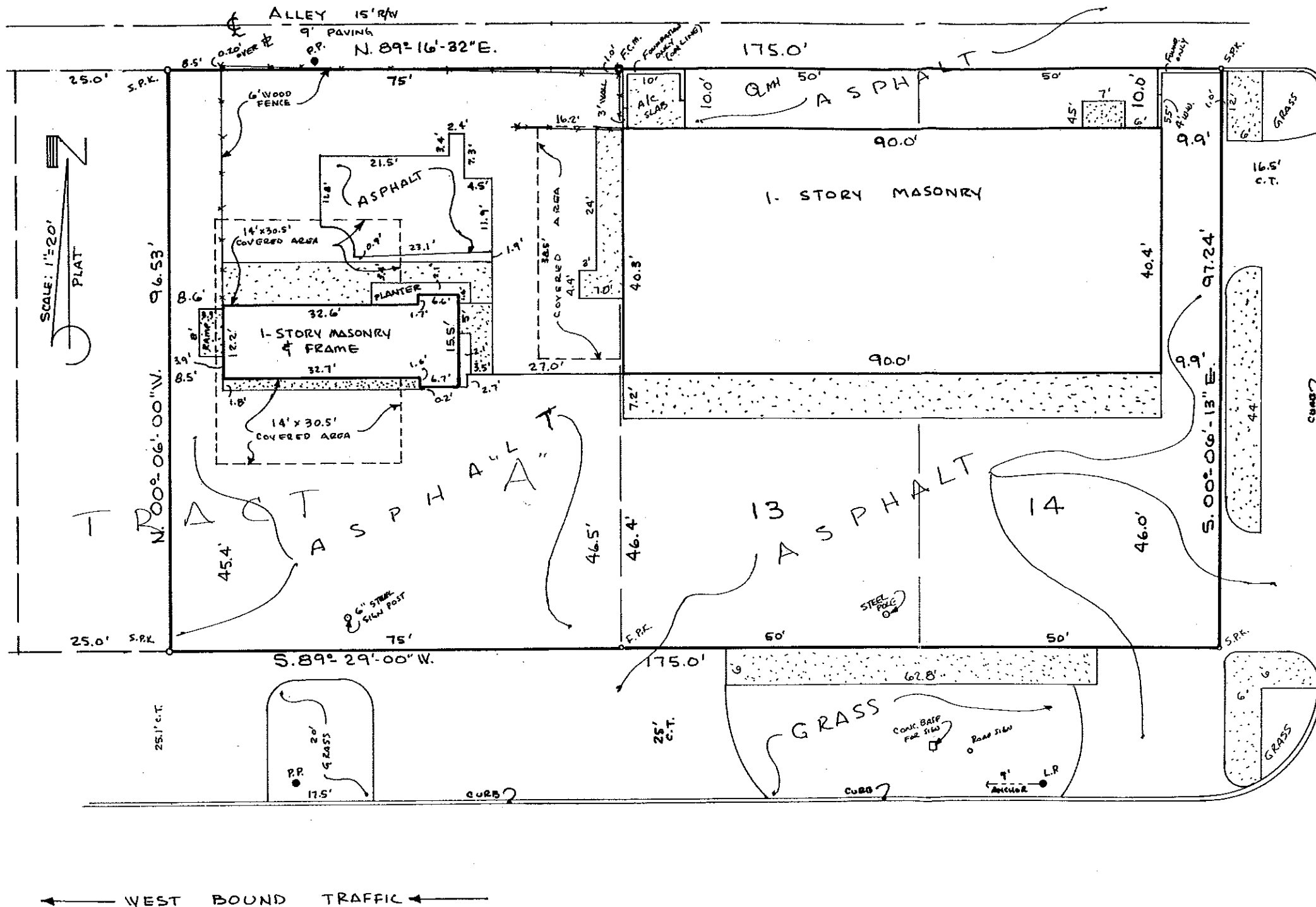
C. Fred Deuel and Associates, Inc.

ST. PETERSBURG Ocala HUDSON ZEPHYRHILLS

Certified as to Survey.

FLORIDA SURVEYOR'S REG'N. NO. 827
FLORIDA ENGINEER'S REG'N. NO. 3896

Own. by: J.R.H. Ckd. by:



5th AVE. NO.
PAVING VARIES

"I hereby certify that this survey was made in accordance with the minimum standard detail requirements for land title surveys jointly established and adopted by the Florida Department of Regulations, Board of Land Surveyors, Chapter 21 HH-6 of Florida Administrative Code effective October 1, 1981."