

## 8435 4<sup>th</sup> Street N



Outstanding opportunity to purchase a small retail/office center on highly desirable 4th St. N, just north of the 83rd Ave intersection in St. Petersburg

This property has 165 feet of frontage and is 100 feet deep, with alley access in the rear; currently there are 18 parking spaces, but it could be reconfigured for more spots

The block building totals about 3,401 square feet, and was built in 1950; the zoning is CCS-1, or Corridor Commercial Suburban

Currently occupied by a tenant mix of offices, salon, and spa, details of which are shown on the attached rent roll; all tenants are month to month for flexibility for a buyer

The adjacent gas station to the South has recently been sold, and a new 7-11 will be constructed on that site, while the building to the north was also just sold and will undergo a complete renovation, making this property a strong candidate for redevelopment or repositioning

With the very strong 4th St. market, and the multitude of national retailers and restaurants combing the area for locations, this is a nice purchase and hold, while having some income in place

The Landlord pays all utilities, which are included in the rent; there is substantial room for increases in this competitive location



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

1.855.580.3758 [www.smithandassociates.com](http://www.smithandassociates.com)

LEADING REAL ESTATE COMPANIES OF THE WORLD™ Tampa | St. Petersburg | Clearwater

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



PARKLAND APARTMENTS, LLC  
824 BAY STREET NE, UNIT B  
ST PETERSBURG, FL 33701

PROPERTY ADDRESS: 8435 4<sup>TH</sup> STREET NORTH, ST PETERSBURG, FL

#### RENT ROLL

Unit	Business	Rent	Lease Expiration
A/B	Visual Edge Salon & Spa	625	9/31/10
C	Expressions in Hair Salon	607.48	9/30/13
D/E	St Pete Tax Service	400	12/31/13
F/G	Office Services & Real Estate	400	11/30/15
H/I/J/K	Security Systems Company	825	1/31/16

NOTE: we allowed expired leases to give buyer prerogative on renewals

NOTE: some tenants are renting multiple units that can be separated out if desired

#### DUKE ENERGY (electricity – 3 meters)

Feb 2016 197.83, 81.01, 90.20  
Mar 2016 225.14, 53.81, 61.67  
Apr 2016 220.48, 94.59, 89.24

#### CITY OF ST PETERSBURG (water, sewer, trash)

Jan 2016 237.43  
Feb 2016 226.47  
Mar 2016 244.77

#### INSURANCE (NE Underwriters, St Petersburg, FL)

1446.89 (Property 1194.47, General Liability 252.42)

#### PROPERTY TAXES

4265.71

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