

4TH ST N OFFICE/RETAIL BUILDING

FOR SALE - \$899,000

Smith &
Associates Commercial

6535 4TH STREET N, ST. PETERSBURG



Excellent opportunity to purchase an office/retail seven unit strip center with a corner location in the highly desirable 4th St N corridor in the burgeoning St Petersburg market.

Home to many national, regional and local businesses and franchises, 4th Street is among the most sought after and best demographic roads in the Tampa Bay area.

Currently occupied by a mix of six tenants, paying a total of about \$5,040 per month on a modified gross basis; four are month to month and two leases end within 1 or 2 years.

Block construction built in 1986, with 4,788 rentable square feet; 184 feet of frontage along 4th Street and 100 feet deep, with alley access.

Ample parking with 20 spaces, and the building has a very desirable professional appearance.

Excellent visibility and a nice pole sign; easy access to downtown St Petersburg, I-275 and Gandy Blvd.

Ideal for an owner/user, or an investor; with rents averaging a little under \$13.00 per square foot, there is upside to those numbers, as the long-time owners have not kept up with the current market rates.

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

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

PAT CALHOON, COMMERCIAL BROKER
CALHOON COMMERCIAL GROUP

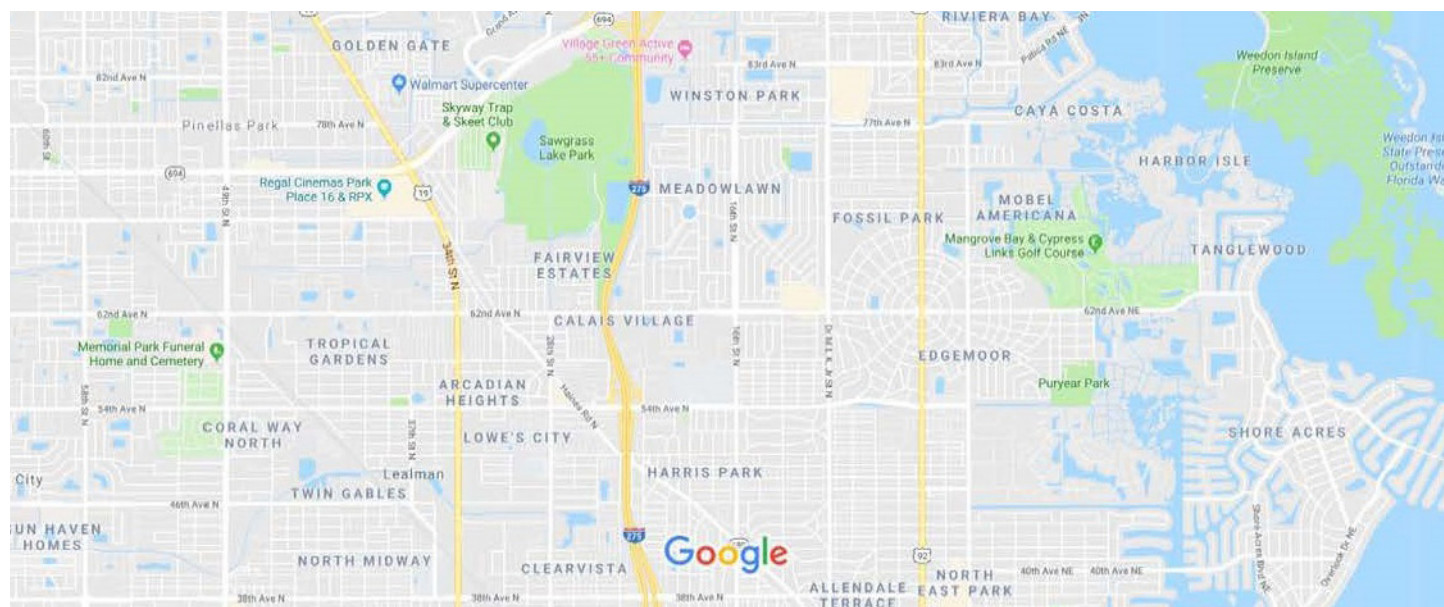
Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels
DIRECT 727.542.0998 | OFFICE 727.282.1788 | pcalhoon@smithandassociates.com
PATCALHOON.COM

4TH ST N OFFICE/RETAIL BUILDING

FOR SALE - \$899,000

Smith &
Associates Commercial

6535 4TH STREET N, ST. PETERSBURG



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

PAT CALHOON, COMMERCIAL BROKER
CALHOON COMMERCIAL GROUP

Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels
DIRECT 727.542.0998 | OFFICE 727.282.1788 | pcalhoon@smithandassociates.com
PATCALHOON.COM

6535 4TH ST N RENT ROLL 10/15/18

<i>UNIT</i>	<i>UNIT USE</i>	<i>RENT</i>	<i>SECURITY DEPOSIT</i>	<i>EXPIRATION DATE</i>	<i>OPTIONS</i>	<i>SQUARE FEET</i>
6517	LAW OFFICE	\$ 755	\$ 400	Mo-to-Mo	NONE	684
6521	REAL ESTATE	\$ 735	\$ 725	07/31/20	NONE	684
6525	COIN SHOP	\$ 700	\$ 700	Mo-to-Mo	NONE	1398
6535	INSURANCE	\$ 1400	\$ 1400	10/31/19	NONE	684
6543	HYPNOSIS	\$ 725	\$ 725	Mo-to-Mo	NONE	684
6545	SALON	\$ 725	\$ 400	Mo-to-Mo	NONE	684

PROJECTED INCOME/EXPENSE INFORMATION

INCOME	60,480
LANDSCAPING	700
REAL ESTATE TAXES	10,702
INSURANCE	2,400
REPAIRS & MAINTENANCE (4%)	2,088
TOTAL EXPENSES	15,890
PROJECTED CASH FLOW	44,590

The above proforma reflects an owner managed scenario using the current rent roll and expenses – all leases are modified gross leases, with tenants paying all utilities - owner does not carry flood insurance

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