

347 62ND AVE N, ST PETERSBURG



Outstanding opportunity to purchase a free standing building in one of the hottest corridors in Pinellas County, with a traffic count of about 40,000 cars daily

While not technically on highly desirable 4th St N, this is essentially a corner location at 62nd Ave N; it is a unique circular intersection that offers excellent visibility from all directions

Lot size totals 17,126 square feet, with 12-15 parking spaces; the CCT-1 zoning is ideal for retail sales, food/beverage operations, office or professional use, etc.

The building is of 1972 block construction and encompasses 3,604 square feet, with many recent upgrades and renovations, including air conditioning, roof and a permanent generator

Built as an open shell, this would be an easy conversion to any type of use

The Seller operates a very successful retail pool supply company, including a large grill business and commercial pool service, that he will be moving to a new location upon a sale

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY
EMPLOYEES AND CUSTOMERS ARE UNAWARE OF POTENTIAL SALE

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

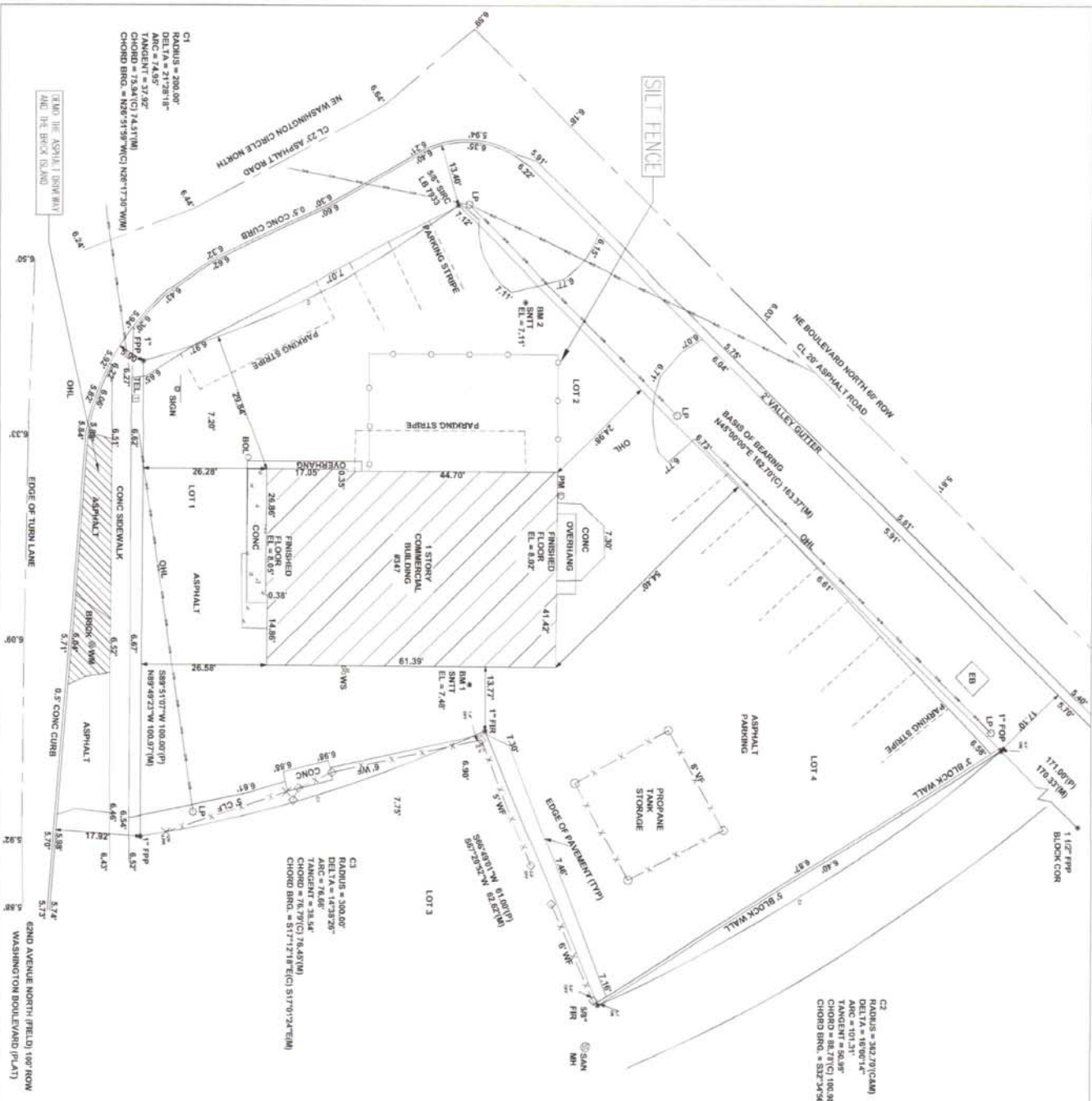
PAT CALHOON, COMMERCIAL BROKER
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SEC. 31 TWP. 30 S. RNG. 17 E.
ST. PETERSBURG, FLORIDA

CI
RADIUS = 382.79'(CAM)
DELTA = 19.8071°
TANGENT = 65.30'
CHORD = 86.73'(CI 100.87'(M)
CHORD BRG. = S32°24'56"(CI) S32°13'38"(EM)

CI
RADIUS = 300.00'
DELTA = 16°38'20"
ARC = 74.66'
TANGENT = 38.34'
CHORD = 76.43'(M)
CHORD BRG. = S77°21'8"(CI) S77°02'24"(EM)



DESCRIPTION (AS FURNISHED):
LOTS 1, 2, AND 4, BLOCK 2, PLAN OF NORTH ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 64, PUBLIC RECORDS OF FINELLAS COUNTY, FLORIDA.
PARCEL ID# 31-30-17-61146-002-0010

AMERICAN NOTES:
1. RECORD MEASUREMENTS.
2. FIELD VERIFICATION.
3. FINISH ELEVATIONS.
4. FINISHED FLOOR ELEVATIONS.
5. FINISHED GRADE ELEVATIONS.
6. FINISHED CURB ELEVATIONS.
7. FINISHED SIDEWALK ELEVATIONS.
8. FINISHED DRIVEWAY ELEVATIONS.
9. FINISHED DRIVEWAY CURB ELEVATIONS.
10. FINISHED DRIVEWAY SIDEWALK ELEVATIONS.
11. FINISHED DRIVEWAY SIDEWALK CURB ELEVATIONS.
12. FINISHED DRIVEWAY SIDEWALK CURB SIDEWALK ELEVATIONS.
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19. FINISHED DRIVEWAY SIDEWALK CURB SIDEWALK CURB SIDEWALK CURB SIDEWALK CURB SIDEWALK CURB ELEVATIONS.
20. FINISHED DRIVEWAY SIDEWALK CURB SIDEWALK CURB SIDEWALK CURB SIDEWALK CURB SIDEWALK CURB SIDEWALK ELEVATIONS.

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) DATED SEPTEMBER 1, 2011, THE ABOVE PROPERTY APPEARS TO BE IN ZONE AE (AREAS OF FLOOD DAMAGE SUSCEPTIBILITY).
THIS EXPLANATION IS FOR INFORMATION PURPOSES ONLY. A TITLE CURATOR'S ORDER NUMBER EXISTING WITHIN THIS EXPLANATION IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NONINFRINGEMENT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT NO. 17010
DATE 07/31/17
DRAWING NO. C-1

DATE	REVISIONS	CITY OF ST. PETERSBURG COMMENTS	DATE	12/19/17

WAVE POOL AND GRILL
FOR
AQUATIC POOLS, INC.
347 62ND AVENUE
ST. PETERSBURG, FLORIDA

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