

208 14TH ST N, ST PETERSBURG



Rare opportunity for investor or owner user to purchase a newer warehouse in the highly desirable area 2 blocks from the popular Edge District in downtown St Petersburg

Located in the IT industrial zoning district, the property is close to all of the major attractions and redevelopment in this booming city

The building is 5,000 square feet, with metal construction, built in 2002; lot size is 15,000 square feet with 8 parking spaces

Split into two rental units, one of 3,500 sq ft and the other 1,500; each have their own bathroom and separate electric meter, and the landlord pays the water/sewer/garbage

The larger unit is leased through January 2023 and the smaller one through December 2023; see page 2 for details

There are four 18' overhead doors, and the ceiling height at the apex is about 22 feet

Strictly confidential and shown by appointment only, as tenants are unaware of a 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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UNIT NUMBER	SQUARE FEET	MONTHLY RENT	EXPIRATION DATE
UNIT A	3,500	\$ 2,678	01/15/2023
UNIT B	1,500	\$ 1,442	12/31/2023

IN ADDITION TO THE BASE RENT, TENANTS PAY SALES TAX, THEIR PRO-RATA SHARE OF THE INSURANCE ON THE BUILDING, AND THEIR OWN ELECTRIC

\$ 49,440 INCOME

\$ 3,600 WATER/SEWER/GARBAGE

\$ 5,392 REAL ESTATE TAXES

\$ 8,992 TOTAL EXPENSES

\$ 40,448 CASH FLOW

