

## 790 INDIAN ROCKS RD N, BELLEAIR BLUFFS



Outstanding opportunity to purchase a 7 unit retail center in highly desirable Belleair Bluffs, with a corner location at the entrance to the Town of Belleair

Situated at the lit corner of Indian Rocks Rd and Mehlenbacher Dr, this property offers excellent visibility in one of the best demographic locales in Pinellas County

Lot size totals 15,741 square feet, with 25 parking spaces; located in the commercial zoning district, which offers a wide range of acceptable uses

The building is of 1952 block construction and encompasses 6,235 square feet of leasable space with a brand new roof installed in July

Ideal for an investor, owner user, or partial user; anchored by a well established and popular French restaurant, it is fully occupied, with some tenants on month to month leases

Fresh to the market, as the current owner has had the property for 25 years; offered at a 6.8% cap, detailed rent roll and expense information is available with an executed Non-Disclosure Agreement

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY

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

**PAT CALHOON, COMMERCIAL BROKER**  
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# MID COUNTY RETAIL CENTER FOR SALE \$ 1,799,000

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