

**FOR SALE**

**12800 INDIAN ROCKS RD, LARGO, FL**  
OFFERED AT \$ 999,000

**Smith &**  
Associates **Commercial**



A great opportunity to purchase an office building well located on Indian Rocks Rd, close to the beaches and Belleair

Operated on a gross lease basis, with many month to month tenants & some executive suites, this offers an opportunity for a user, a partial user, or a conversion to net leases

Constructed in 1976, there are two block buildings totaling 5,503 square feet; 1,745 on one, and 3,758 on the other

The roofs were replaced in 2018, and most A/C's are newer

Lot size is 150' x 140', with about 25 parking spaces

Located in the City of Largo, with R/OG (Residential/ Office General) zoning and Future Land Use

This is self managed by the owner, and there is minimal property maintenance work or repairs

Please see attached rent roll and income/expense info

**STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY; TENANTS ARE UNAWARE OF POTENTIAL SALE**

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

**CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON**

Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

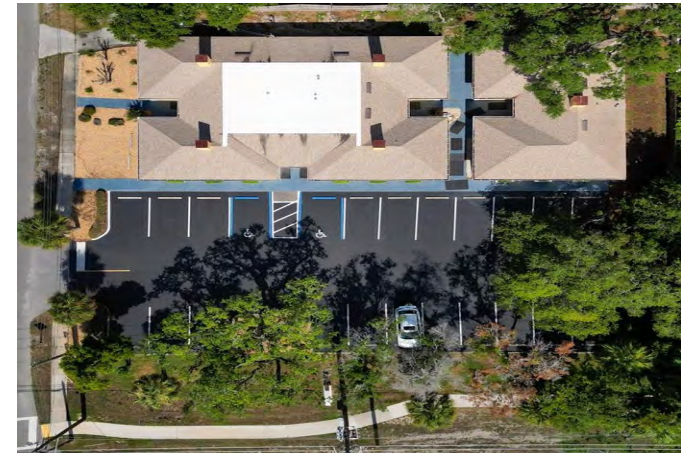
PAT CALHOON - 727.542.0998 - pcalhoon@smithandassociates.com CHRIS CALHOON - 727.542.9933 - ccalhoon@smithandassociates.com



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## 12800 INDIAN ROCKS RD AVE RENT ROLL

| TENANT          | UNIT NUMBER  | MONTHLY RENT | APPROX SQ FT | OPTIONS | LEASE EXPIRATION |
|-----------------|--------------|--------------|--------------|---------|------------------|
| ACUPUNCTURE     | UNIT 1       | \$ 1,000     | 890          | N/A     | MO-MO            |
| ACCOUNTANT      | UNIT 2       | \$ 1,000     | 890          | N/A     | 2026             |
| TITLE COMPANY   | UNIT 4A      | \$ 3,700     | 2,053        | N/A     | 2026             |
| LAWYER          | UNIT 5A      | \$ 836       | 433          | N/A     | MO-TO-MO         |
| SITE CARE       | UNIT 6B      | \$ 325       | 84           | N/A     | MO-TO-MO         |
| THERAPIST       | UNIT 6C      | \$ 324       | 109          | N/A     | MO-TO-MO         |
| CONTRACTOR      | UNIT 6D      | \$ 350       | 150          | N/A     | MO-TO-MO         |
| RECORDS STORAGE | UNIT 6F      | \$ 150       | 91           | N/A     | MO-TO-MO         |
| REAL ESTATE     | MAILBOX ONLY | \$ 50        |              | N/A     | MO-TO-MO         |
|                 |              |              |              |         |                  |

UNIT 1 & 2 TENANTS PAY FOR THEIR OWN ELECTRIC; ALL OTHER LEASES INCLUDE ELECTRIC, WATER & GARBAGE

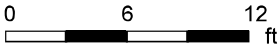
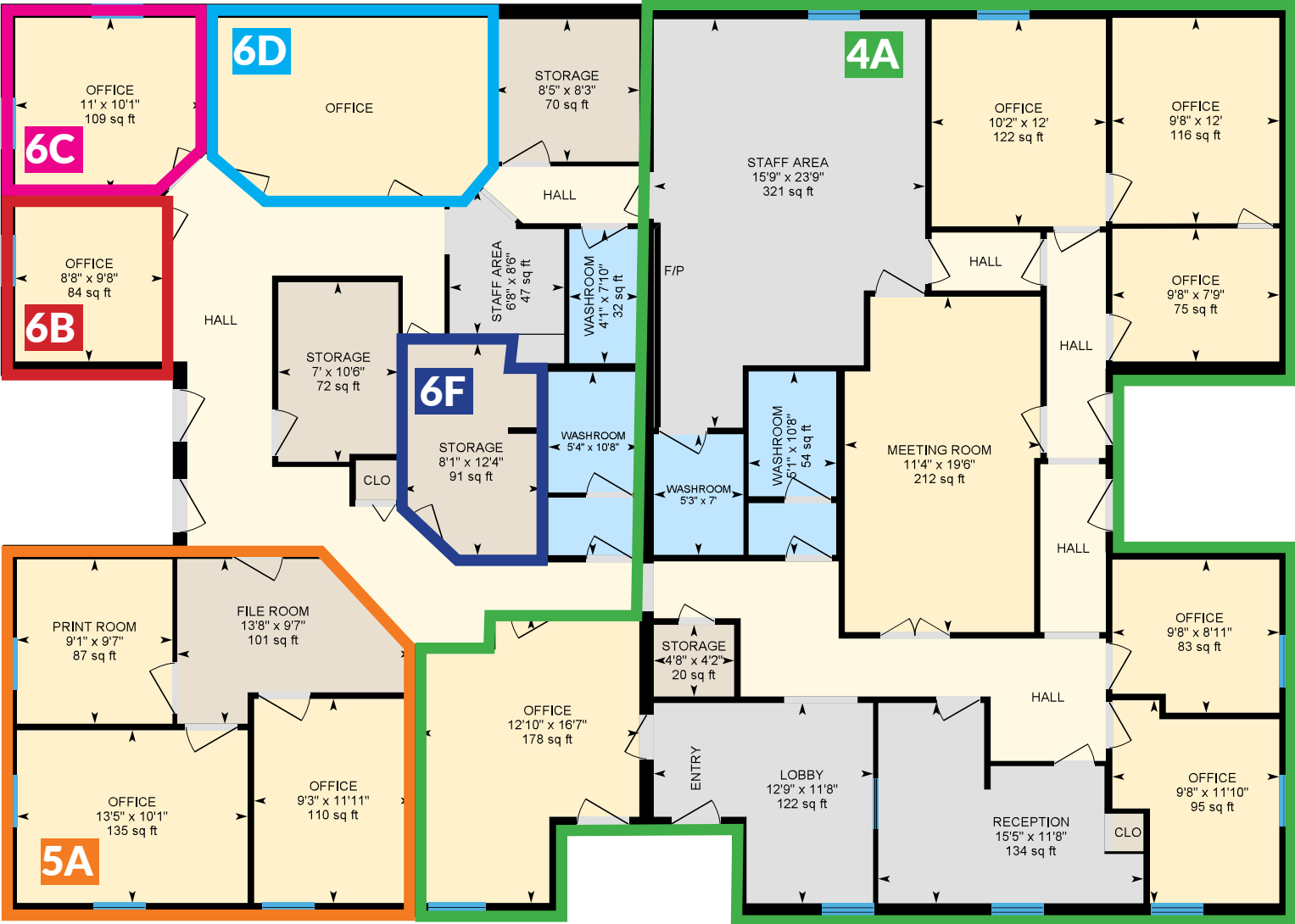
THERE IS AN ADDITIONAL COMMON AREA OR STORAGE SPACE OF ABOUT 820 SQ FT THAT IS NOT CURRENTLY LEASED

LANDLORD DOES NOT CARRY WIND INSURANCE COVERAGE; IT IS NOT IN A FLOOD ZONE

|                     |           |
|---------------------|-----------|
| ANNUAL INCOME       | \$ 92,832 |
|                     |           |
| LESS 2023 EXPENSES: |           |
|                     |           |
| REAL ESTATE TAXES   | \$ 9,440  |
| INSURANCE           | \$ 2,967  |
| WATER/SEWER         | \$ 3,398  |
| ELECTRIC            | \$ 6,862  |
|                     |           |
| CASH FLOW           | \$ 70,165 |

# 12800 Indian Rocks Rd, Largo, FL

Main Floor Finished Area 3747.28 sq ft



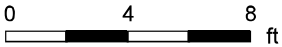
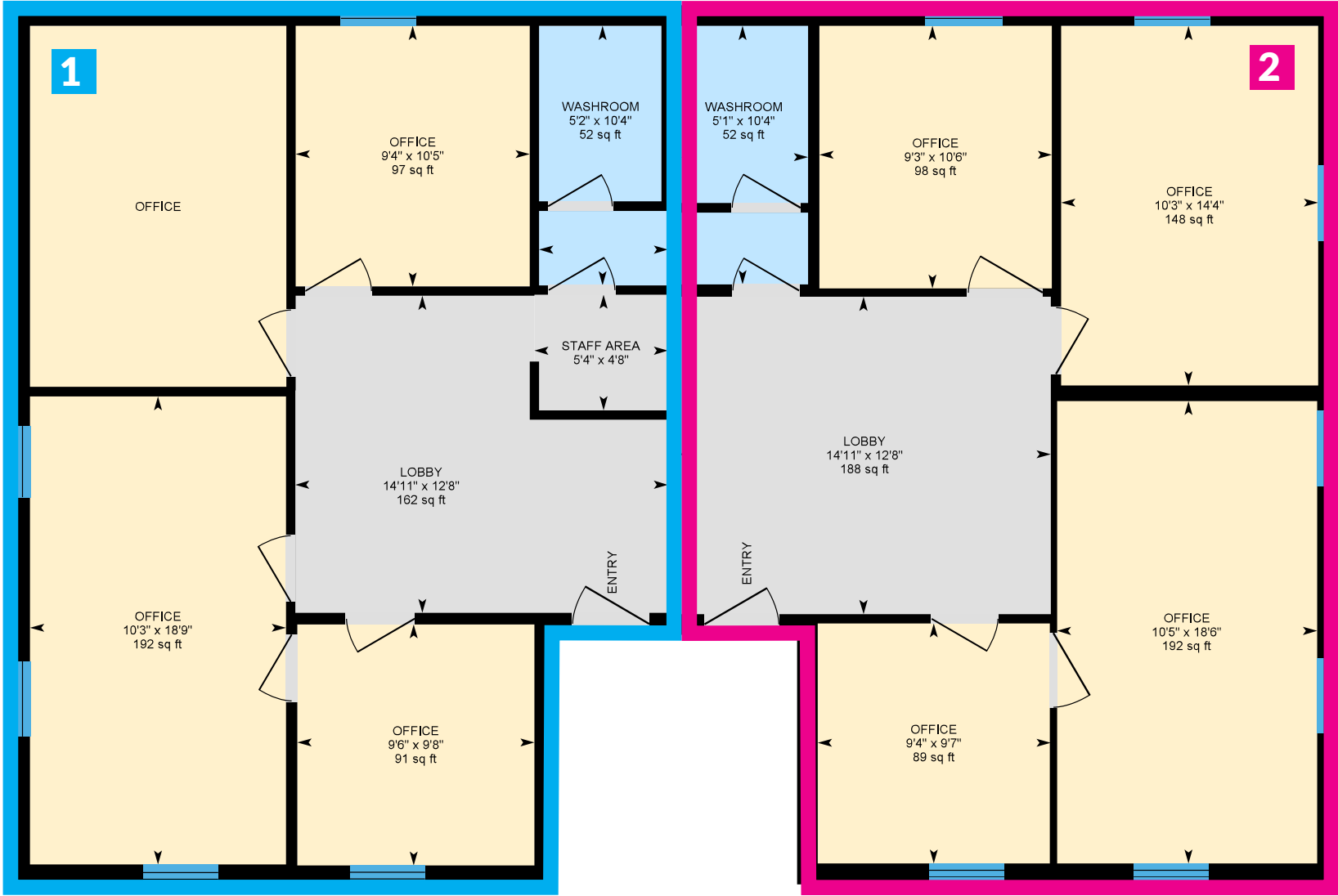
PREPARED: 2024/06/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 12800 Indian Rocks Rd, Largo, FL

Main 2 Finished Area 1773.92 sq ft

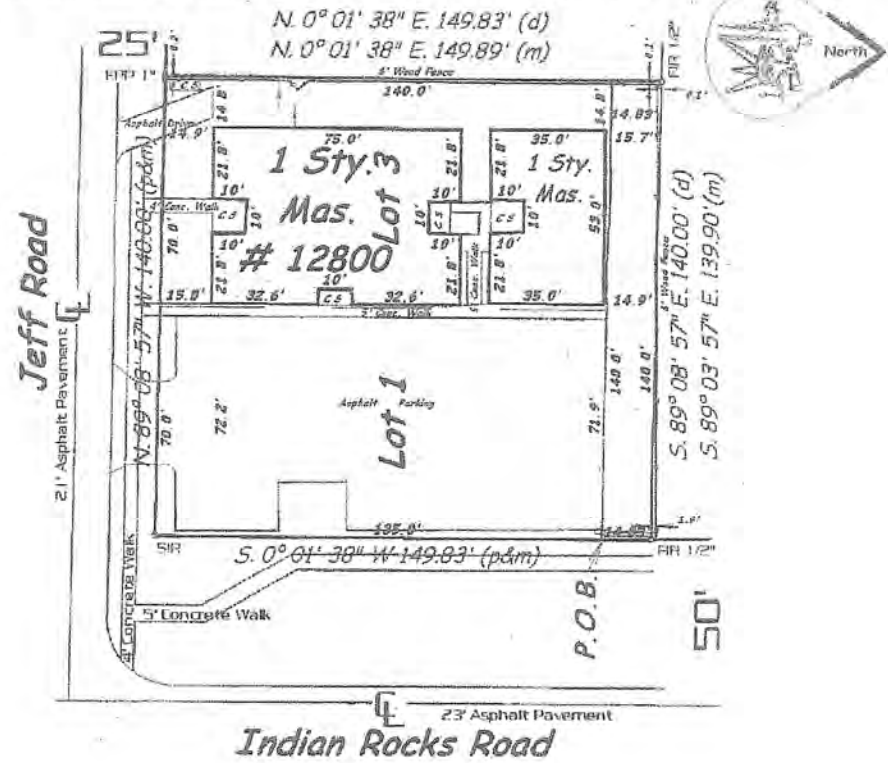


PREPARED: 2024/06/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

ALL ELEVATIONS BASED ON N.V.C. DATUM. THE BELOW DESCRIBED LOT CAN BE FOUND ON HOUSING AND URBAN DEVELOPMENT FLOOD MAP # 1251220114G DATED 9/03/03 SAID LOT LIES WITHIN ZONE X AND IS NOT DESIGNATED AS A FLOOD HAZARD AREA. BASE FLOOD ELEVATION = N/A LOWEST FLOOR ELEVATION = N/A LOWEST ADJACENT GRADE = N/A  
 m = measured p = plat c = calculated d = deed SIR = set iron rod 5/8" FIR = found iron rod FPP = found pinched pipe  
 FCM = found concrete monument CONC = concrete CS = concrete slab CP = covered patio SP = screened patio FIP = found iron pipe  
 NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.  
 FIELD BEARINGS BASED ON WEST LOT LINE  
 BEING IN SECTION 7 TOWNSHIP 30 RANGE 15 SCALE 1" = 40'



LOTS 1 AND 3, INDIAN OAKS SUBDIVISION AND A 14.83 X 140' STRIP OF LAND AS DESCRIBED ON SHEET 2 OF 2  
 SURVEY CERTIFIED TO  
**GEMINI HOLDING INC.** **BAXTER TITLE**  
**COMMONWEALTH LAND TITLE INSURANCE CO.**

I HEREBY CERTIFY THAT THE ABOVE SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

| TYPE OF SURVEY | JOB NUMBER | DATE     | SIGNATURE          |
|----------------|------------|----------|--------------------|
| BOUNDARY       | 11091      | 12/07/05 | <i>[Signature]</i> |
| UPDATE         |            |          |                    |
| REVISION       |            |          |                    |

INVALID WITHOUT RAISED SEAL  
**ROBERT D. LEHART**  
 R.L.S. # 2744  
 7319 LEXINGTON LANE  
 CLEARWATER FLORIDA  
 33764  
 727-531-6779  
 FAX 536-7521

