

FOR SALE

7815 BLIND PASS RD, ST PETE BEACH, FL, 33706
OFFERED AT \$ 1,100,000

Smith &
Associates **Commercial**



Great opportunity to purchase a commercial building in highly desirable St Pete Beach

The 2 story block building was constructed in 1954 and the 3,696 square feet is equally divided on each floor

The property suffered 1st floor flood damage from the recent hurricanes, and is being remediated

The downstairs is leased to a coin laundromat on a new 15 year term at \$ 2,351 per month, NNN

3 phase electric and natural gas are present, and there are separate meters for the two floors

The second floor lease is up in August, but the Tenant has agreed to a new lease at \$ 1,110 per month, NNN

Property size is approximately 125' x 75', and there are 15 parking spaces

SHOWN BY APPOINTMENT ONLY, DO NOT DISTURB THE TENANT

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

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