

FOR SALE

13902 WALSINGHAM RD REDEVELOPMENT SITE IN LARGO
OFFERED AT \$ 1,750,000 OR AVAILABLE FOR POSSIBLE GROUND LEASE

Smith & Associates Commercial



A great opportunity to purchase or ground lease a .73 acre redevelopment site on busy Walsingham Rd in Largo

The property has 200 ft of frontage and curb cuts to the 6 lane road, with many national retailers nearby

Walsingham Rd is an extension of Ulmerton Rd, also known as (SR 688), a major east west thoroughfare

There are 4 buildings situated on 3 lots: 13890, 13902, and 13910 Walsingham Rd.

Located in the City of Largo, the CG zoning allows for many uses, such as retail, hospitality, office, etc

Currently occupied by a tenant until November of 2025 paying \$ 14,300 monthly plus CAM, on a triple net basis

Tenant will be relocating; a buyer will receive income while going through the permitting process

The property also carries a Health Care Clinic Establishment Permit (HCCE)

The buildings were built in the 1961-1971 era and would be functional for an investor with some updating

STRICTLY CONFIDENTIAL, SHOWN BY APPOINTMENT ONLY; DO NOT DISTURB EMPLOYEES

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

CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON

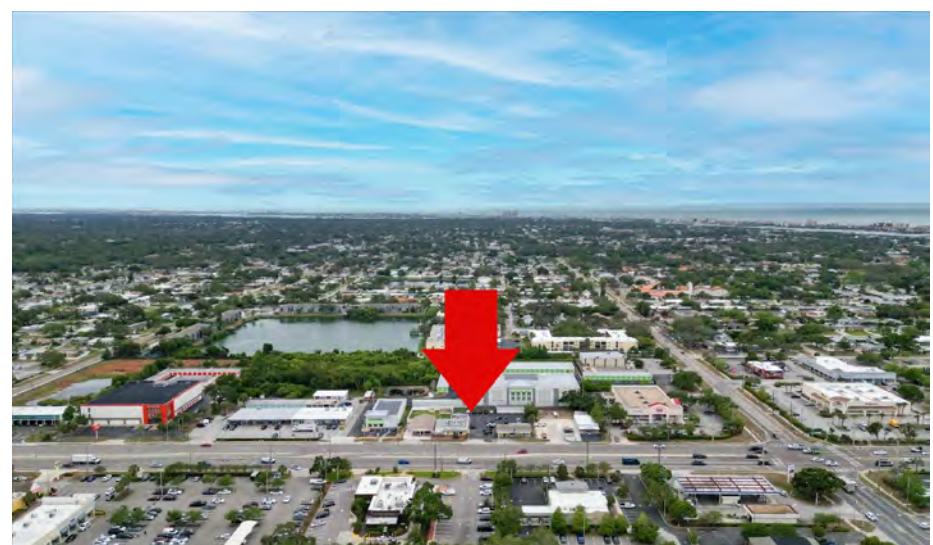
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

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**WALSINGHAM ROAD / STATE ROAD NO. 688
144' RIGHT-OF-WAY**

GRASS MEDIAN

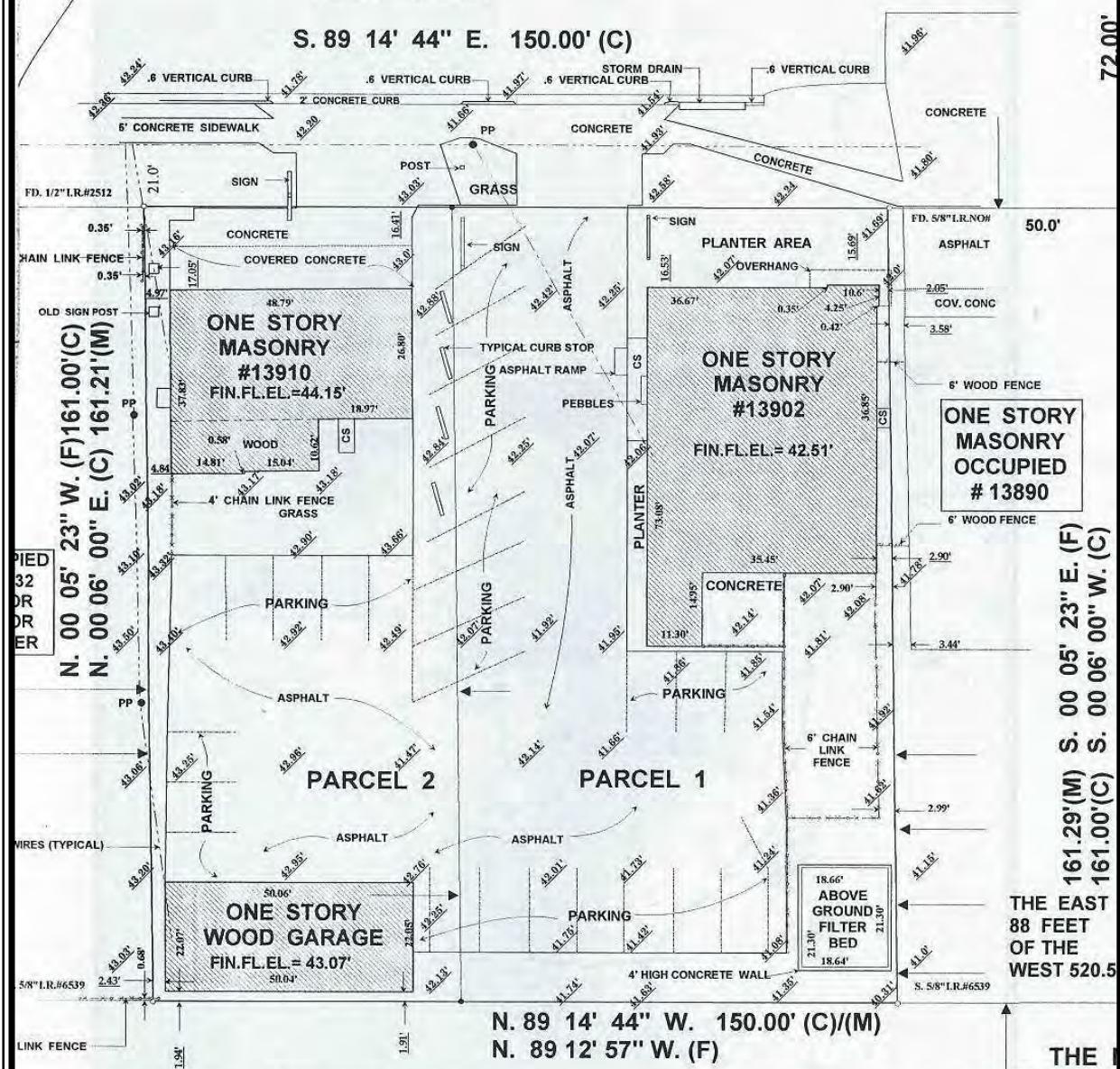
CONCRETE CURB

BASIS OF FIELD BEARINGS

3 LANES ASPHALT ROADWAY

S. 89° 14' 44" E. 150.00' (C)

SURVEY FOR 13902 & 13910 WALSINGHAM



NELLAS COUNTY COORDINATE SYSTEM

BASIS OF BEARINGS : SOUTH RIG

- = FOUND PK NAIL
- = FOUND CONC. MON.
- = FOUND NAIL AND DISC
- = BENCH MARK
- = LOWEST FLOOR ELEV.
- = GARAGE FLOOR ELEV.

**(P) = PLAT
(F) = FIELD
(M) = MEASURED
(C) = CALCULATED**

PREPARED WITHOUT BENEFIT OF TITLE SEARCH
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF

SEC. 18 TWP. 30 SBGE 15 E

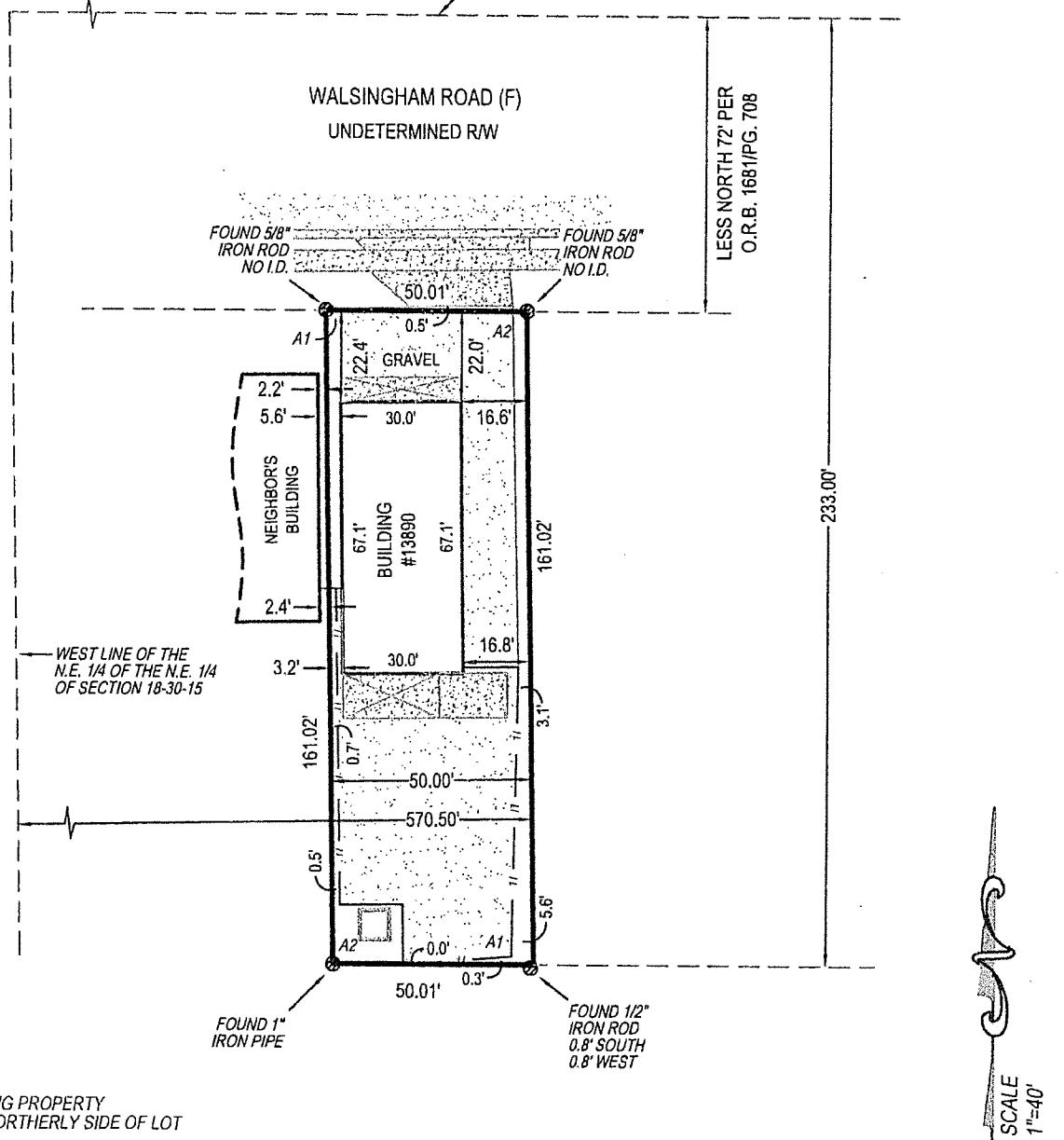
FLOOD ZONE: "C" ACCORDING TO FIRM #1

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SURVEY FOR 13890 WALSINGHAM RD

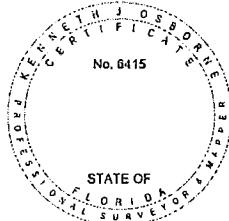
NORTH LINE OF THE
N.E. 1/4 OF THE N.E. 1/4
OF SECTION 18-30-15

A1= 89°01'34" (C)
A2= 90°58'26" (C)



SURVEY NOTES
GRAVEL CROSSING PROPERTY
BOUNDARY ON NORTHERLY SIDE OF LOT

THERE ARE FENCES NEAR THE
BOUNDARY OF THE PROPERTY



BOUNDARY SURVEY

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth
Osborne

Digitally signed by
Kenneth Osborne
Date: 2016.07.12
10:29:49 -04'00'

(SIGNED) *Kenneth Osborne*
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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(NOT COMPLETE WITHOUT PAGE 1)

**TARGET
SURVEYING, LLC**

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