

**FOR SALE**

**13902 WALSINGHAM RD REDEVELOPMENT SITE IN LARGO**  
OFFERED AT \$ 1,650,000 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

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

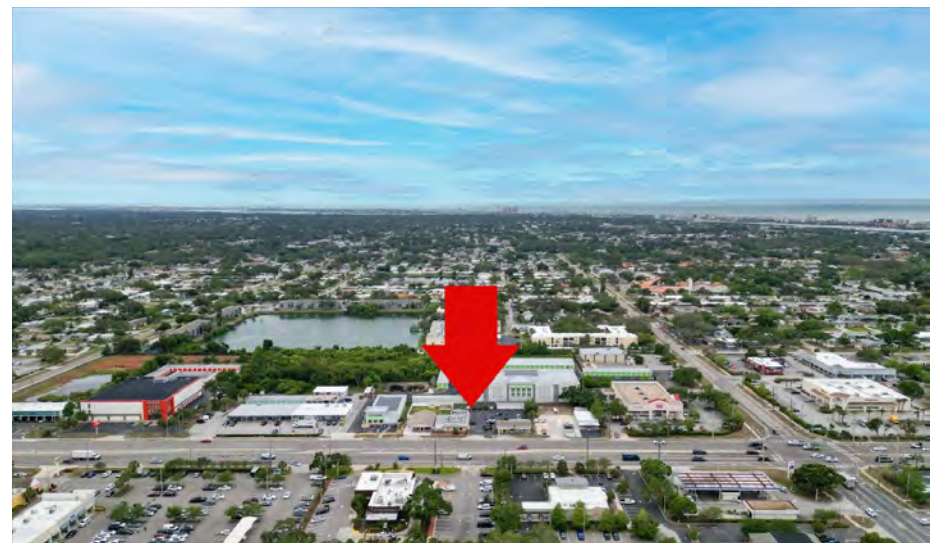
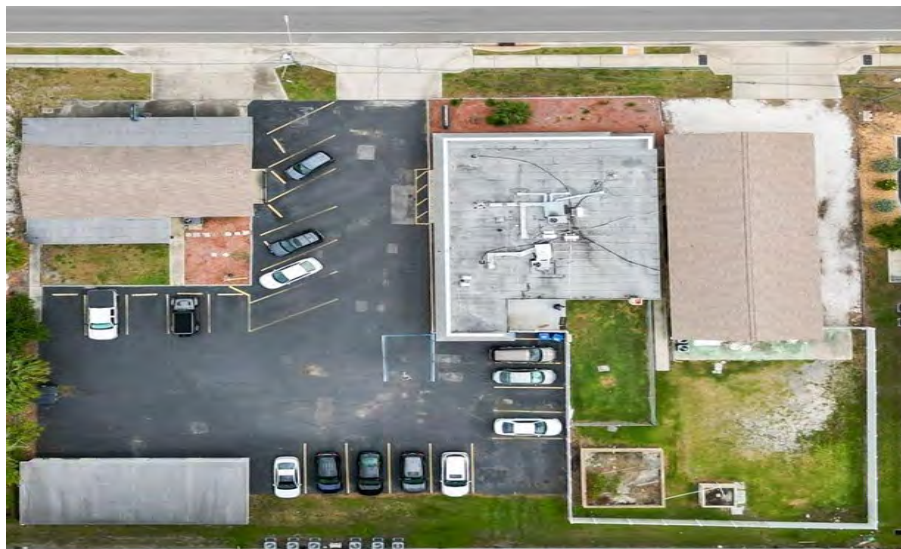


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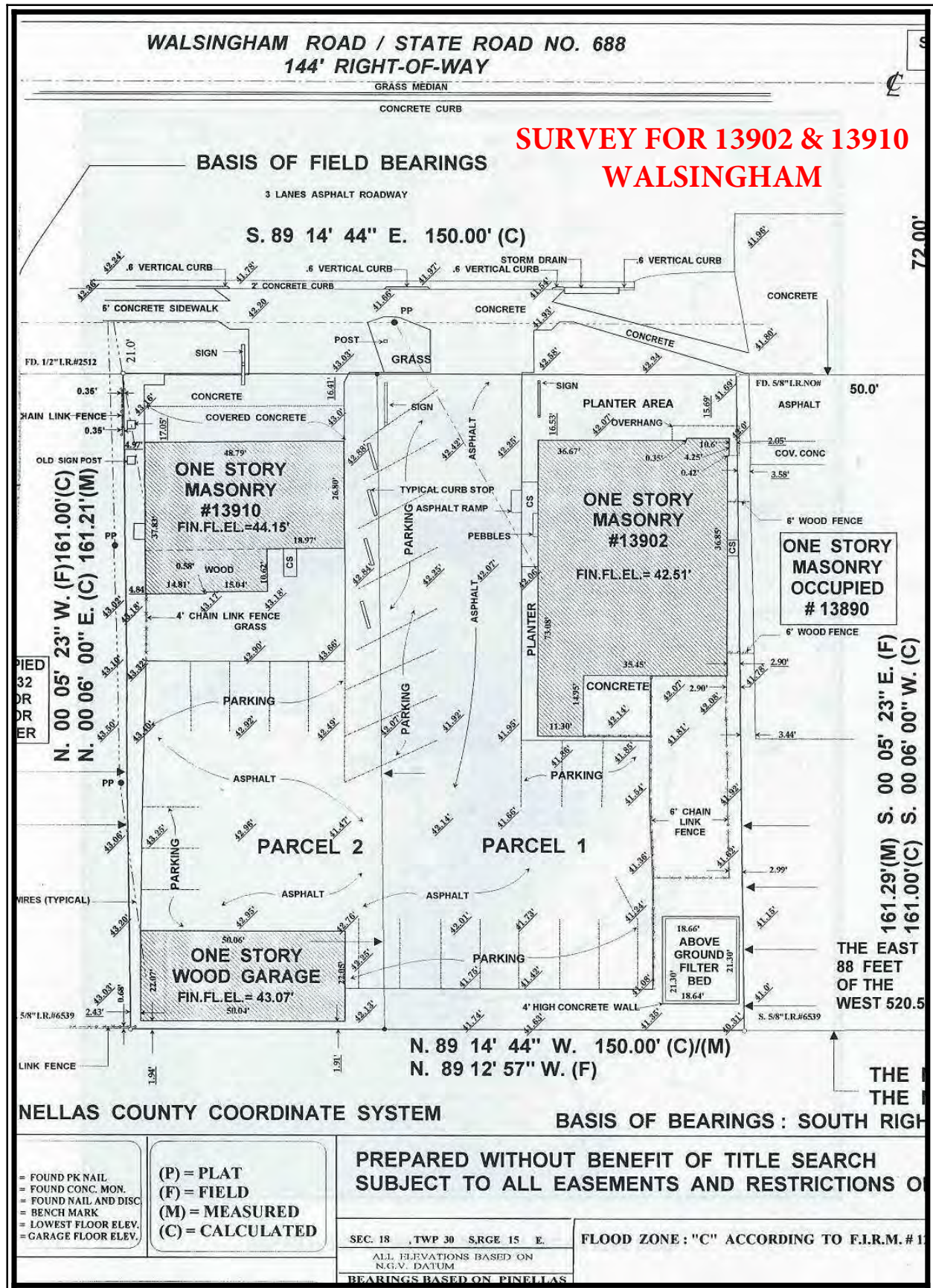
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NORTH LINE OF THE  
N.E. 1/4 OF THE N.E. 1/4  
OF SECTION 18-30-15

SCALE  
1"=40'

THERE ARE FENCES NEAR THE  
BOUNDARY OF THE PROPERTY



### 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'

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

(SIGNED) \_\_\_\_\_  
KENNETH J OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #G-15

PAGE 2 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 1)



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