

**FOR SALE**

**1400 WEST BAY DR, LARGO, FL 33770**  
**RETAIL/FLEX BUILDING FOR SALE AT \$ 1,340,000**

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



**SHOWN BY APPOINTMENT; ONLY DO NOT DISTURB EMPLOYEES**

An amazing opportunity to purchase a retail property on the desirable West Bay Drive in Largo, Florida

This excellent location has a 19,000 daily traffic count, is across West Bay drive from Largo Medical Center, and minutes away from Belleair & the beaches

Sitting on a 28,678 square foot lit corner lot this property has great visibility with 207 feet of frontage on West Bay Drive

Covering a block between 14th and 15th Streets this property has plenty parking with ingress/egress access on three sides

The 1971 metal building is 7,250 square feet and fully air conditioned that has been split up into retail, office, & warehouse storage

The main retail portion of the building is wide open, with offices in between that and the warehouse section in the back which has multiple roll up doors

The property is zoned CG for Commercial General and is not in a flood zone

An ongoing business is still operating, but will be relocating upon a 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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