

FOR SALE

1400 WEST BAY DR, LARGO, FL 33770
RETAIL/FLEX BUILDING FOR SALE AT \$ 1,399,000

Smith &
Associates **Commercial**



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

SHOWN BY APPOINTMENT; ONLY DO NOT DISTURB EMPLOYEES

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

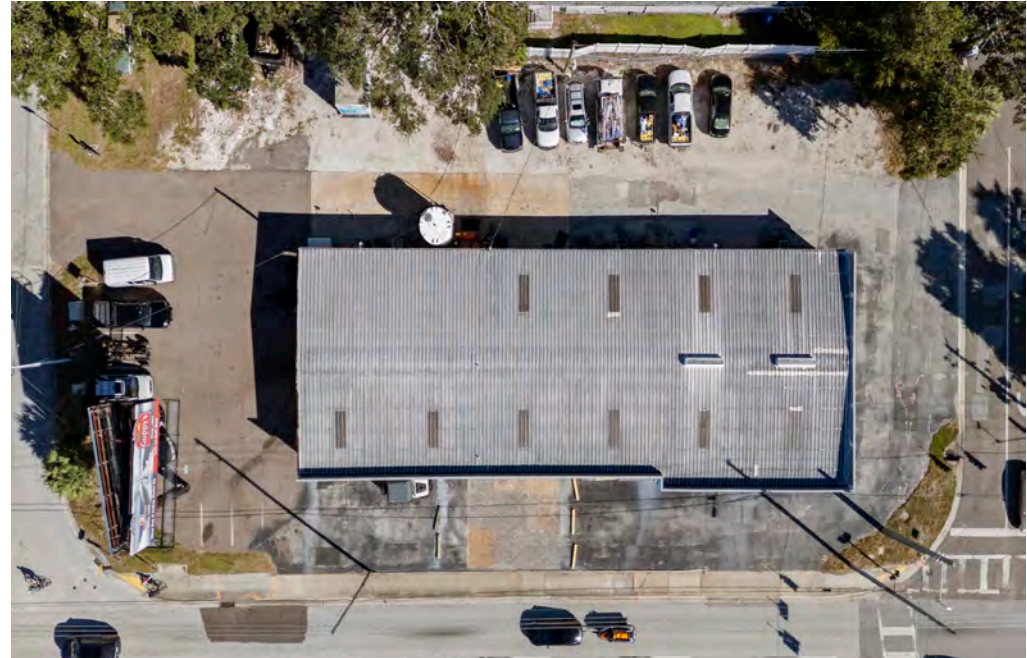
CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

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

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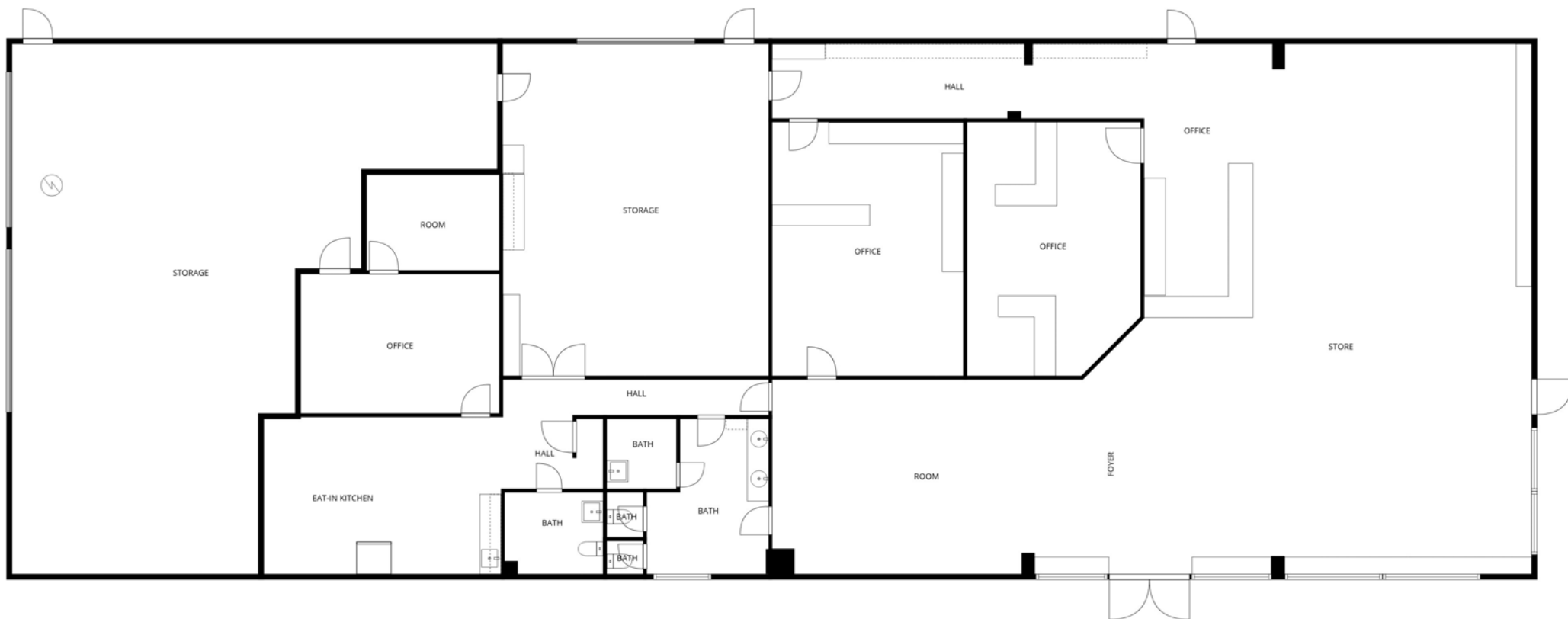


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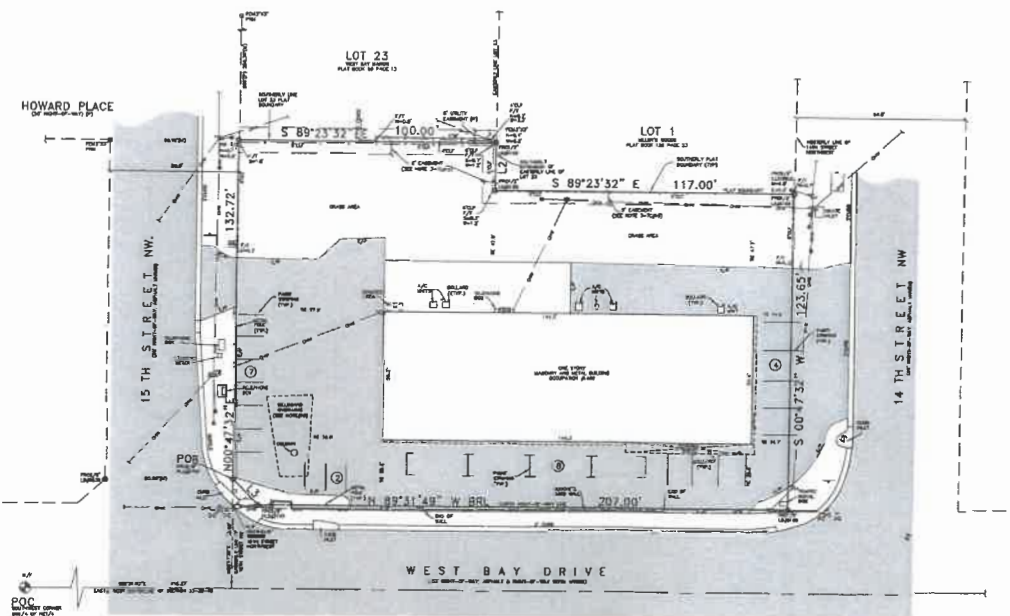
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SECTION 33, TOWNSHIP 29 SOUTH, RANGE 15 EAST,
PINELLAS COUNTY, FLORIDA



LEGAL DESCRIPTION: (PER TITLE COMMITMENT# 19-0887031B)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA,
AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 33,
TOWNSHIP 29 SOUTH, RANGE 15 EAST; THENCE S80°03'49"E, ALONG THE EAST AND WEST CENTERLINE OF
SACD SECTION 33, 416.27 FEET; THENCE N00°40'57"E, 33.00 FEET TO THE SOUTHEAST CORNER OF 15TH
STREET NORTHWEST, AS SHOWN ON THE PLAT OF WEST BAY WAGON, AS RECORDED IN PLAT BOOK 50
OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF WHEELING COUNTY, FLA.; THENCE
S80°03'49"E, 100.00 FEET TO THE POINT OF BEGINNING; THENCE S80°03'49"E, 100.00 FEET
FOR A POINT OF BEGINNING; THENCE N00°40'57"E, 132.72 FEET ALONG THE EASTERLY LINE OF
SACD SECTION 33, 132.72 FEET ALONG THE EASTERLY LINE OF LOT 23, OF S15TH
STREET NW; THENCE S89°23'32"E, 100.00 FEET ALONG THE SOUTHERLY LINE OF LOT 23, OF S15TH
STREET NW; THENCE S00°47'32"E, 18.55 FEET ALONG THE SOUTHERLY EXTENSION OF THE
EAST LINE OF LOT 23, OF S15TH STREET NW TO THE POINT OF BEGINNING; THENCE S89°23'32"E,
100.00 FEET ALONG THE SOUTHERLY LINE OF LOT 23, OF S15TH STREET NW; THENCE S00°47'32"E,
123.55 FEET TO THE NORTHERLY LINE OF WEST BAY DRIVE; THENCE N89°31'49"E, 207.00 FEET
ALONG SCD NORTHERLY LINE OF WEST BAY DRIVE; THENCE N42°22'05"E, 14.10 FEET TO THE POINT
OF BEGINNING; OF THE PUBLIC RECORDS OF WHEELING COUNTY, FLA.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00(L)	N00°47'32"E(L)
L1	10.09(C)	N00°47'32"E(C)
L2	18.55(L)	S00°47'32"W(L)
L2	18.64(C)	S00°47'32"W(C)
L3	14.10(L)	N44°22'09"W(L)
L3	14.17(C)	N44°06'45"W(C)

[illegible]

N.T.A./ACM SIGNATURE CERTIFICATE

TO: SINGH'S BANK, RUTHER ENTERPRISES, LLC, SURETY TITLE SERVICES OF FLORIDA, INC., FIRST AMERICAN TITLE INSURANCE COMPANY & RUTHER HOLDINGS, LLC. THIS IS TO CERTIFY THAT THIS WAY OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/HOPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND HOPS, AND INCLUDES ITEMS 1-4.8, 7.3.1.4 AND 16, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/9/2020.

VINCENT E. CORBITT DATE: 3/9/2006

ALTA/NSPS LAND TITLE SURVEY

1400 WEST BAY DRIVE
LARGO, FL 33770

[illegible]