

FOR SALE

1400 WEST BAY DR, LARGO, FL 33770
RETAIL/FLEX BUILDING FOR SALE AT \$ 1,500,000

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

FOR SALE

1400 WEST BAY DR, LARGO, FL 33770

RETAIL/FLEX BUILDING FOR SALE AT \$ 1,500,000

Smith &
Associates **Commercial**

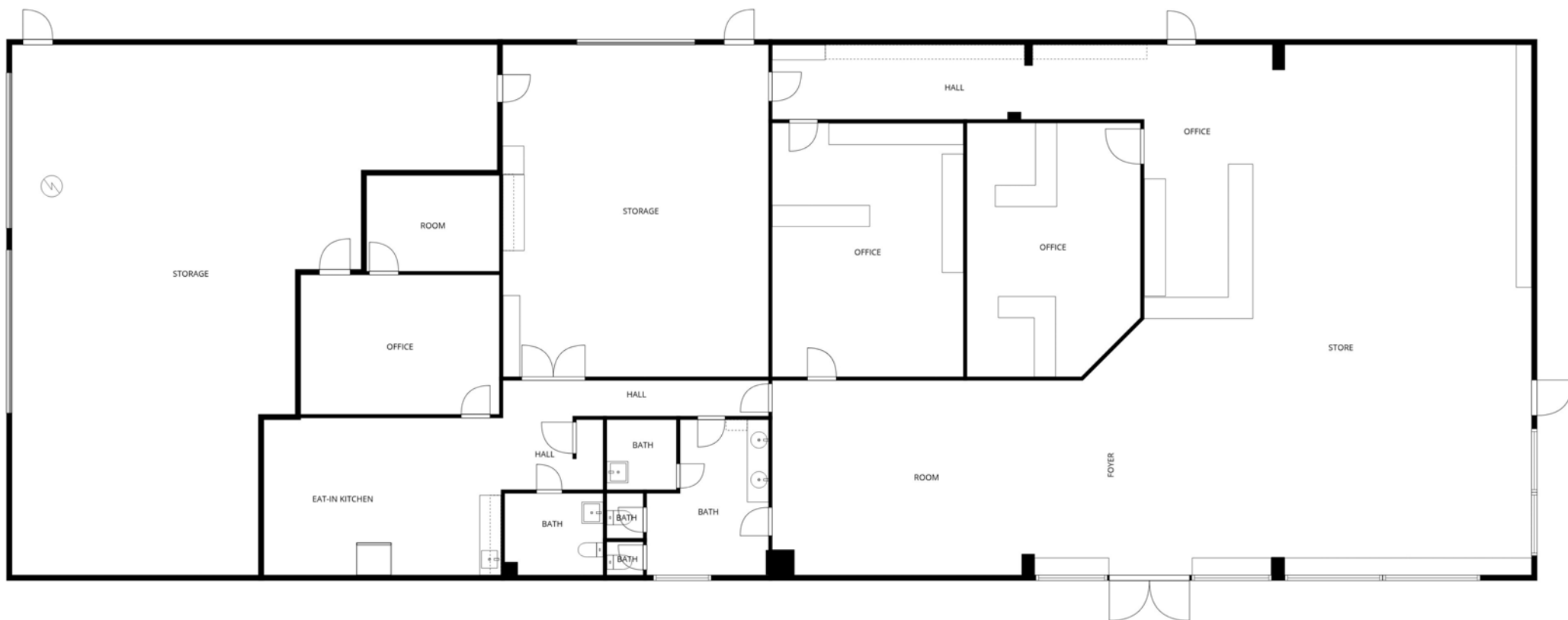


FOR SALE

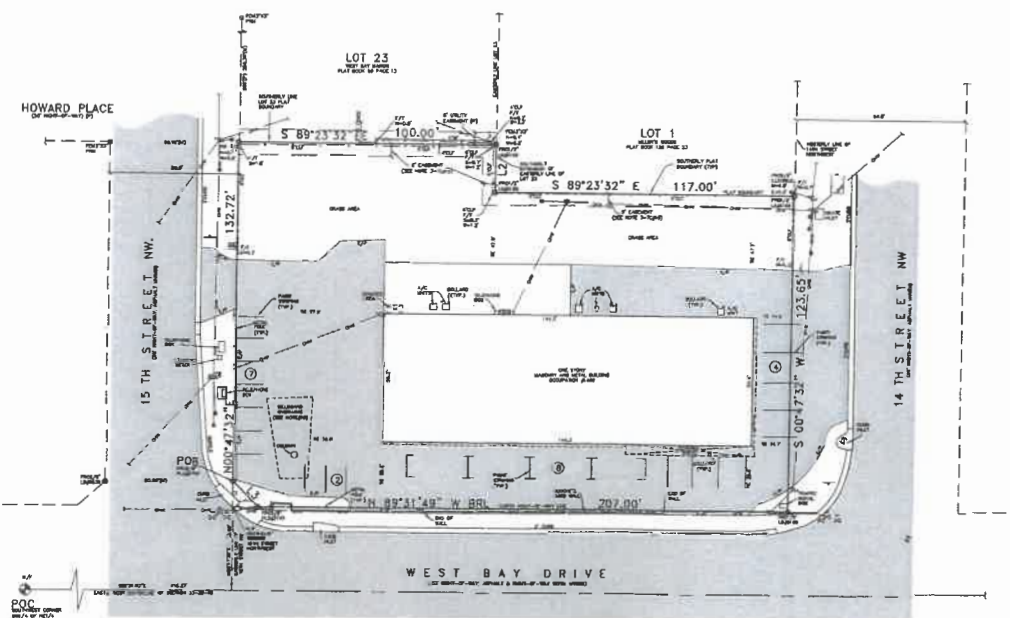
1400 WEST BAY DR, LARGO, FL 33770
RETAIL/FLEX BUILDING FOR SALE AT \$ 1,500,000

Smith &
Associates **Commercial**





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 THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 15 EAST; THENCE S89°11'06"E. ALONG THE EAST AND WEST CENTERLINE OF SAO SECTION 33, 416.27 FEET; THENCE N04°47'32"E, 33.00 FEET TO THE SOUTHEAST CORNER OF 15TH STREET NORTHWEST, AS SHOWN ON THE PLAT OF WEST BAY MANOR, AS RECORDED IN PLAT BOOK 50, VOLUME 1 OF THE PUBLIC RECORDS OF THE COUNTY OF WILLAS COUNTY, FLORIDA; THENCE S89°11'06"E, 100.00 FEET TO THE POINT OF BEGINNING; THENCE S89°11'06"E, 100.00 FEET ALONG THE SOUTHERLY LINE OF LOT 23, OF SAO WEST STREET NORTHWEST; THENCE S00°47'32"E, 16.95 FEET ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAO WEST STREET NORTHWEST TO THE SOUTHERLY LINE OF LOT 23 OF SAO WEST STREET NORTHWEST; THENCE S00°47'32"E, 123.05 FEET TO THE NORTHERLY LINE OF WEST BAY DRIVE, THENCE N09°14'51"E, 207.00 FEET ALONG SAO NORTHERLY LINE OF SAO WEST BAY DRIVE, THENCE N42°22'05"E, 14.10 FEET TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS OF WILLAS COUNTY, FLORIDA.

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(C)	N44°22'09"W(L)
L3	14.17(C)	N44°06'45"W(C)



BL	BLANK	REFERENCE LINE	BL	BLANK	NO COPY SENT TO WARE
HL	POST	TO LINE	PL	PLACED	ON FILE SIZE AS NOTED
NO	NO	IN	PL	PLACED	FORWARD PMS, SEE AS NOTED
NO	NO	IN	PL	PLACED	FORWARD 7-12 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 14-15 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 16-17 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 18-19 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 20-21 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 22-23 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 24-25 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 26-27 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 28-29 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 30-31 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 32-33 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 34-35 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 36-37 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 38-39 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 40-41 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 42-43 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 44-45 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 46-47 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 48-49 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 50-51 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 52-53 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 54-55 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 56-57 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 58-59 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 60-61 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 62-63 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 64-65 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 66-67 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 68-69 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 70-71 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 72-73 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 74-75 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 76-77 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 78-79 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 80-81 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 82-83 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 84-85 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 86-87 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 88-89 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 90-91 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 92-93 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 94-95 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 96-97 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 98-99 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 100-101 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 102-103 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 104-105 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 106-107 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 108-109 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 110-111 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 112-113 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 114-115 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 116-117 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 118-119 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 120-121 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 122-123 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 124-125 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 126-127 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 128-129 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 130-131 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 132-133 SEE AS CHARGE
NO	NO	IN	PL	PLACED	FORWARD 134-135 SEE AS CHARGE
NO	NO	IN	PL	PLACED	



ALTA/ACM SIGNATURE CERTIFICATE

TO: SPONSORS BANK, TITON ENTERPRISES, LLC, SURETY TITLE SERVICES OF FLORIDA, INC., FIRST AMERICAN TITLE INSURANCE COMPANY & TITON HOLDINGS, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2008 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACPS, AND INCLUDES ITEMS 1-4.2, 4.3.1.4 AND 16, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/9/2008.

VINCENT E. CORBITT DATE: 3/9/2006

ALTA/NSPS LAND TITLE SURVEY

SURVEYORS REPORT

[illegible]

LAND PRECISION CORPORATION

CERTIFY TO: THE BOARD OF DIRECTORS SUPERIOR SERVICES, INC. 10000 W. 10TH AVE., SUITE 100 DENVER, COLORADO 80231 (ATTN: GENERAL MANAGER) NATION INSURANCE COMPANY NATION INSURANCE, LLC		LAND PRECISION CORPORATION 1801 SHAWNEY ROAD SUITE 100 SHAWNEE, KANSAS 66201 TEL: 913-279-7600 FAX: 913-279-7638	
DRAWN BY: JACOBAS CHECKED BY: NED		JOB NUMBER: 10234 DATE SURVEYED: 3/9/2000	
UPDATES/HISTORY:		SHEET 1 OF 1	
PRIOR DATE SURVEYED: 6/78/78			