

FOR SALE

ST PETERSBURG IT ZONED WAREHOUSE/COMMERCIAL
1444 19TH ST N, ST PETERSBURG, FL - OFFERED AT \$ 1,100,000

**Smith &
Associates Commercial**



Excellent opportunity to purchase a 4709 sq ft MOL industrial flex building with a highly desirable St Petersburg location

There are three interconnected and remodeled block buildings, offering flexible choices for an investor or owner user

Situated on a 50' x 145' lot in a non-flood zone, with 5 parking spaces in the rear, and plenty of on street parking in front

Building One is from 1955, with 914 sq ft of showroom/office, with central heat/air and a 2019 roof replacement

Building Two was built in 1994, with 1,395 sq ft of open space, two ADA compliant restrooms, and a 2014 roof

Building Three is also a warehouse with a small spray room; 2,400 sq ft, built in 1966 with a roll up door and a 2025 roof

The spray room is about 13' x 24', with a fire door, two sprinklers, exterior ventilation, and explosion proof wiring

The buildings are all freshly painted, with aluminum soffits and gutters, new epoxy floors in the showroom

Located in the desirable Kenwood area in a non flood zone, across from Woodlawn Park, and 5 minutes to downtown St Petersburg, Old Northeast, Snell Isle, Allendale, etc

Easy access to I-275, US 19, and all other major arterial roads

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

PAT CALHOON & CHRIS CALHOON - CALHOON COMMERCIAL GROUP

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

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