

FOR SALE

5 UNIT ST PETERSBURG STRIP CENTER
2942 49TH ST N, ST PETERSBURG - OFFERED AT \$ 899,000

Smith &
Associates **Commercial**



Owned in the family for over 40 years, this retail center is certainly fresh to the market, and in the desirable Disston Heights neighborhood of St Petersburg

The 3,842 square foot building is separated into five units, all leased, with many long term tenants

Built in 1956 of block construction, with a new roof in 2024 and about 28 parking spaces

Situated at the traffic lit corner of 49th St N, and 30th Ave, the lot size is 14,850 square feet, with great visibility and easy ingress and egress

The largest tenant is a popular breakfast/lunch diner; a barber shop, nail & spa salon plus two others make up the balance of the tenancy

The units are separately metered for electric as well as water/sewer/garbage

Please see rent roll and income/expense information for further details

strictly confidential; do not approach property as tenants are unaware of a potential sale

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



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2942 49TH ST N RENT ROLL

UNIT NUMBER	TENANT	MONTHLY RENT	SQUARE FEET	EXPIRATION DATE	OPTIONS	SECURITY DEPOSIT	TENANT SINCE
2942	OFFICE	1,100	750	09/30/28	3 YRS	1,050	10/01/25
2944	THRIFT SHOP	700	700	07/31/27	2 YRS	650	07/29/25
2946	NAIL SALON	874	874	03/31/27	0	600	07/01/17
2948	BARBER SHOP	848	848	12/31/26	0	0	07/01/17
2950	RESTAURANT	1,655	1,655	12/31/28	5 YRS	1,655	07/01/15

TENANTS PAY THEIR OWN UTILITIES

RESTAURANT TENANT HAS A FIVE YEAR OPTION AT RENTS TO BE NEGOTIATED; ALL OTHER OPTIONS REFLECT 3% ANNUAL INCREASES

THE BELOW NUMBERS ARE BASED ON THE CURRENT RENT ROLL AND 2025 EXPENSES

\$	62,124	RENTAL INCOME
\$	4,970	MANAGEMENT
\$	3,500	INSURANCE (DOES NOT CARRY WIND, AND NOT IN FLOOD ZONE)
\$	7,743	REAL ESTATE TAXES
\$	<u>2,485</u>	REPAIRS & MAINTENANCE – (PROJECTED 4% OF INCOME)
\$	<u>18,698</u>	TOTAL EXPENSES
\$	43,426	CASH FLOW

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