

FOR SALE

6 UNIT ST PETERSBURG STRIP CENTER
7100 9TH AVE 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 ready for a new owner

The 4,239 square foot building is separated into six units, all leased, with many long term tenants

Built in 1959 of block construction on a 19,044 sq ft lot, with about 22 parking spaces, and NOT in a flood zone

Situated in the popular western St Petersburg area on busy 9th Ave N, close to the Jungle area and the beaches, with great visibility and signage

Zoned CCS-1, or Commercial Corridor Suburban 1, allowing for many commercial uses

The tenants include a wellness spa, a pet groomer, a pest control company, a florist, and a fitness business

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.

CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON, REALTORS®

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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7100 9TH AVE N RENT ROLL

UNIT NUMBER	TENANT	MONTHLY RENT	SQUARE FEET	EXPIRATION DATE	OPTIONS	SECURITY DEPOSIT	TENANT SINCE
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7100	PEST CONTROL	1,092	695	05/31/28	5 YR	1,000	06/01/23
7104	FITNESS	838	695	06/30/27		600	07/01/17
7108	PEST CONTROL	875	688	05/31/28	5 YR	800	04/15/25
7110	WELLNESS SPA	901	688	01/26/27	3 YR	800	01/27/24
7112	FLORIST	848	481	04/30/27		900	07/01/21
7114	PET GROOMER	1,000	639	11/30/29	1 YR	500	07/01/17

TENANTS PAY THEIR OWN UTILITIES

ALL OPTIONS REFLECT 3% ANNUAL INCREASES

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

\$ 66,648 RENTAL INCOME

\$ 4,970 MANAGEMENT

\$ 4,239 INSURANCE (DOES NOT CARRY WIND, AND NOT IN FLOOD ZONE)

\$ 7,168 REAL ESTATE TAXES

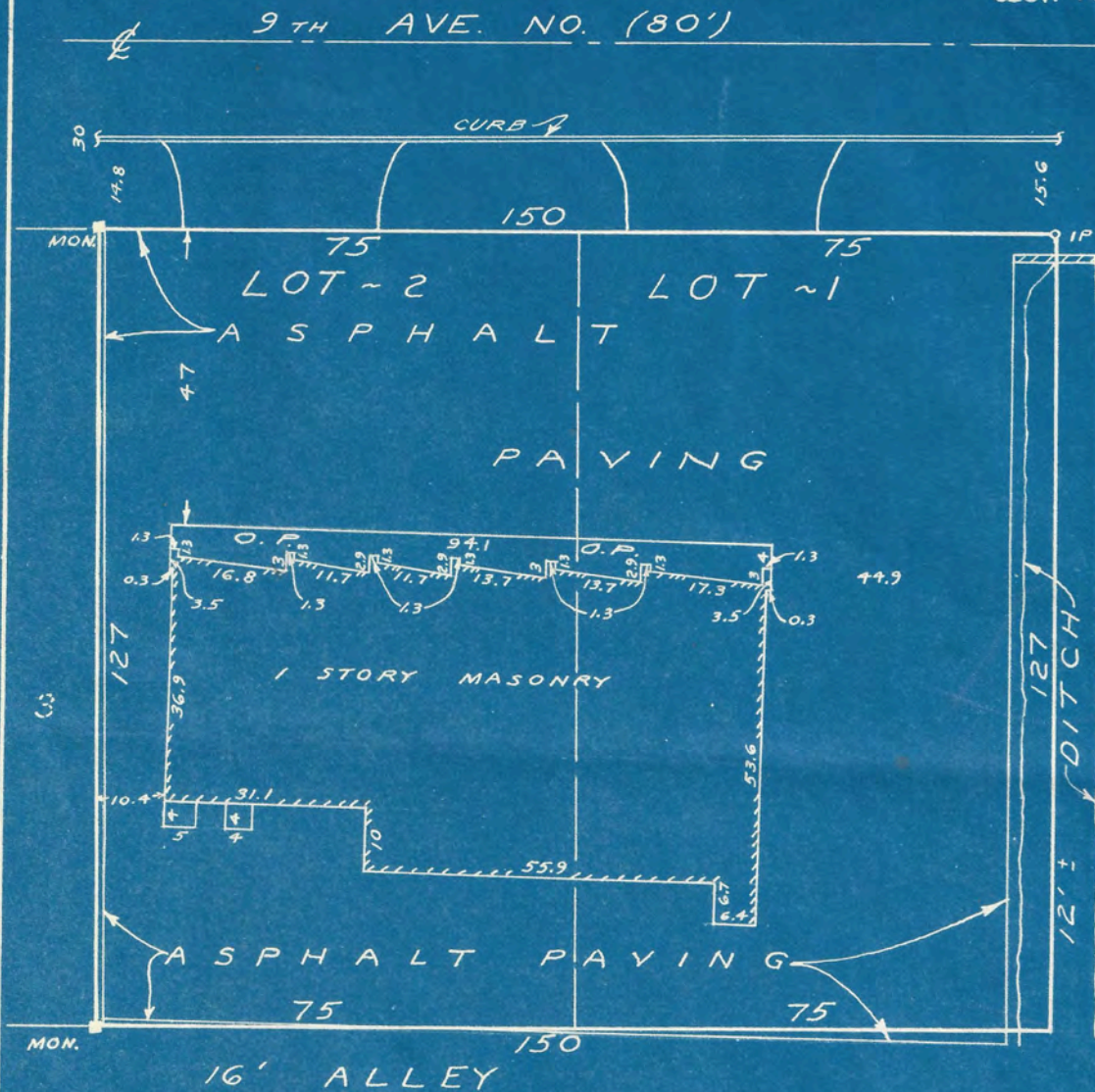
\$ 2,666 REPAIRS & MAINTENANCE – (PROJECTED 4% OF INCOME)

\$ 19,043 TOTAL EXPENSES

\$ 47,605 CASH FLOW

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SECT. 18 TWP 31 S, RNG. 16 E.



SURVEY OF

LOTS 1 AND 2 BLOCK 1

BOARDMAN AND GOETZ

as recorded in Plat Book 1, Page 2, Records of Pinellas County, Florida

St. Petersburg, Florida

Survey for Home Federal S. & L. Assn.

Name: Federal Construction Company

September 8, 1959

Order No. 75477

Certified as to Survey
GEORGE F. YOUNG, INC.

George F. Young Pres.
Florida Surveyor's Reg'n. No. 663.
Florida Engineer's Reg'n. No. 4815.