



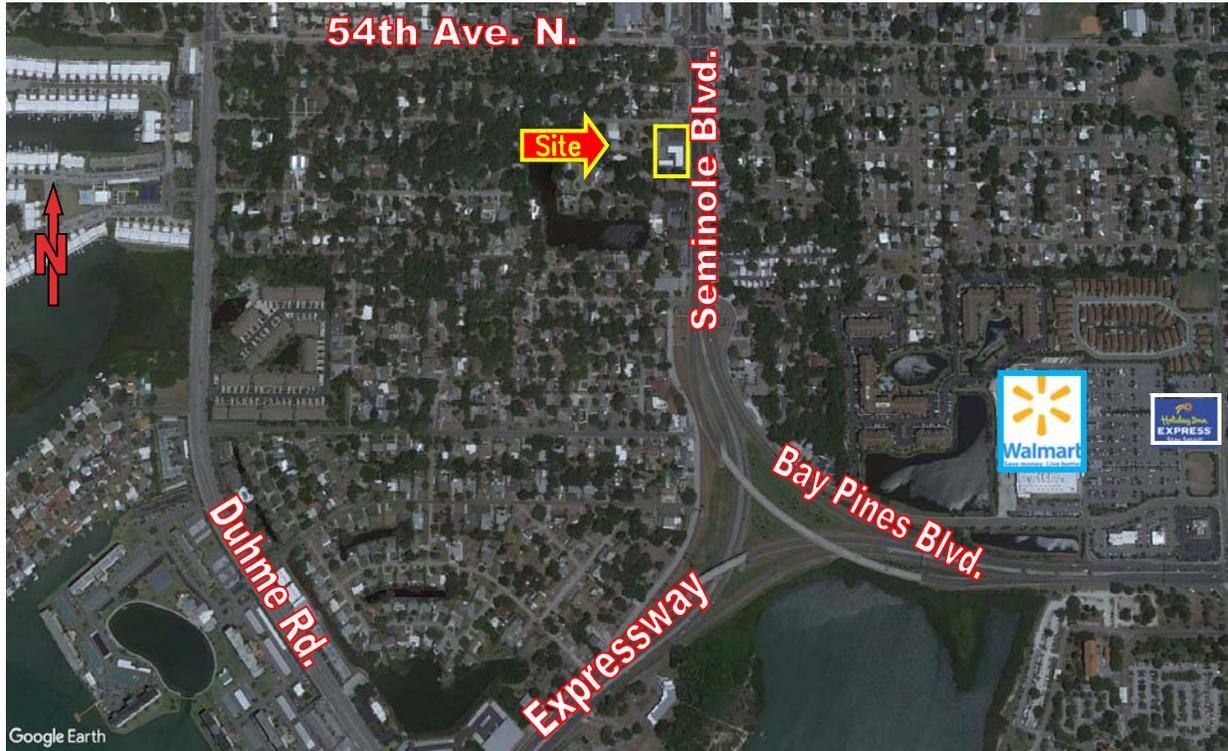
**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1592

# OFFICE CONDOMINIUMS

**FOR SALE**



**5290 SEMINOLE BLVD.**  
**UNITS C, D, E, & F**  
**ST. PETERSBURG, FL 33708**

- BEAUTIFUL CONDOMINIUM UNITS
- OWNER/USER OPPORTUNITY WITH INCOME
- CORNER LOCATION
- GREAT VISIBILITY & SIGNAGE
- EXCELLENT PARKING & ACCESS
- RENOVATED BUILDING
- **SALE PRICE: \$495,000**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 5290 Seminole Blvd.  
Units C, D, E & F  
St. Petersburg, FL 33708

**LOCATION:** Corner of Seminole Blvd. & 53<sup>rd</sup> Ave. N.

**LAND AREA:** 20,000 SF

**ZONING:** C-1 - Commercial General – City of Seminole

**LAND USE:** CG- Commercial General

**FLOOD ZONE:** "X" - No insurance required

**DIMENSIONS:** 100' x 200'

**UTILITIES:** Water/Sewer – Pinellas County  
Electric– Duke Energy

**IMPROVEMENTS:** Condo Units =2,480 SF

**TAXES:** \$4,146.30 – Gross Amt. (2021)

**YEAR BUILT:** 1981-Renovated in 2020

**PARCEL ID #:** 03-31-15-80105-000/0030, 0040  
0050 & 0060

**PARKING:** 28 spaces

**PRESENT USE:** Office

**TRAFFIC COUNT:** 38,500 VPD

**MORTGAGE HOLDER:** N/A

**TERMS:** Cash to Seller

**SALE PRICE:** \$495,000

**NOTES:** Beautiful office condominiums on corner lot. Four (4) units totaling 2,480 SF. **Unit C** is 420 SF, **Unit D** is 1,185 SF, **Unit E** is 438 and **Unit F** 438 SF. Buyer will own four of six condominium units and will control the condo association. Building has new roof, new paint, new parking lot. Two of the units are leased (C & F). Tenant in **Unit C** pays \$650/month, lease expires 5/31/2023. Tenant in **Unit F** pays \$600/month, lease expires in 2/28/2022.

**KEY HOOK #** None

**ASSOCIATE:** Steve Klein

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** SI-1592-3-27

**SHOWING INFORMATION:** Call listing associate to schedule appointment.

