



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1584

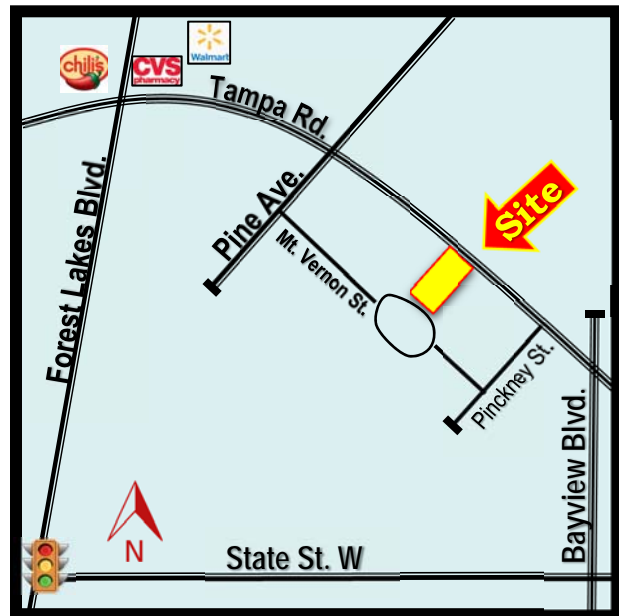
FREE STANDING INDUSTRIAL BUILDING

FOR SALE



3884 TAMPA RD.
OLDSMAR, FL 34677

- 8,760 SF INDUSTRIAL BUILDING
- FREE STANDING
- CONCRETE BLOCK CONSTRUCTION
- HEAVY TRAVELED TAMPA RD.
- OUTSTANDING SIGNAGE
- ACCESS FROM TAMPA RD. & MT. VERNON
- ZONED M-1
- **SALE PRICE: \$1,100,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
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Revised: 10/28/21

PROPERTY OVERVIEW

SI-1584

ADDRESS: 3884 Tampa Rd.
Oldsmar, FL 34677

LOCATION: Property is located on the South side of Tampa Rd., between Bayview Blvd. & Forest Lakes Blvd.

LAND AREA: 25,591.07 SF (.59 acres)
DIMENSIONS: 98'.9" x 270'.9"

ZONING: M-1 (City of Oldsmar)
LAND USE: IL – (Industrial Limited)
FLOOD ZONE: "X" (no flood insurance required)

IMPROVEMENTS: 8,760 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1981

UTILITIES: Electric (Duke Energy)
Water, Sewer & Trash (City of Oldsmar)

PARKING: 13 spaces

PRESENT USE: Self-Storage

TAXES: \$7,317.86 (2020)

MORTGAGE HOLDER: Free & Clear

PARCEL ID #: 23-28-16-63936-076-0010

PRICE: \$1,100,000

TRAFFIC COUNT: 62,000 v.p.d

TERMS: cash to seller

NOTES: Outstanding opportunity to purchase a freestanding 8,760/SF industrial building with frontage on Tampa Rd. in Oldsmar, FL. This property is zoned M-1 and has access from Tampa Rd and Mt. Vernon St. Tampa Rd traffic count of approximately 62,000 v.p.d.

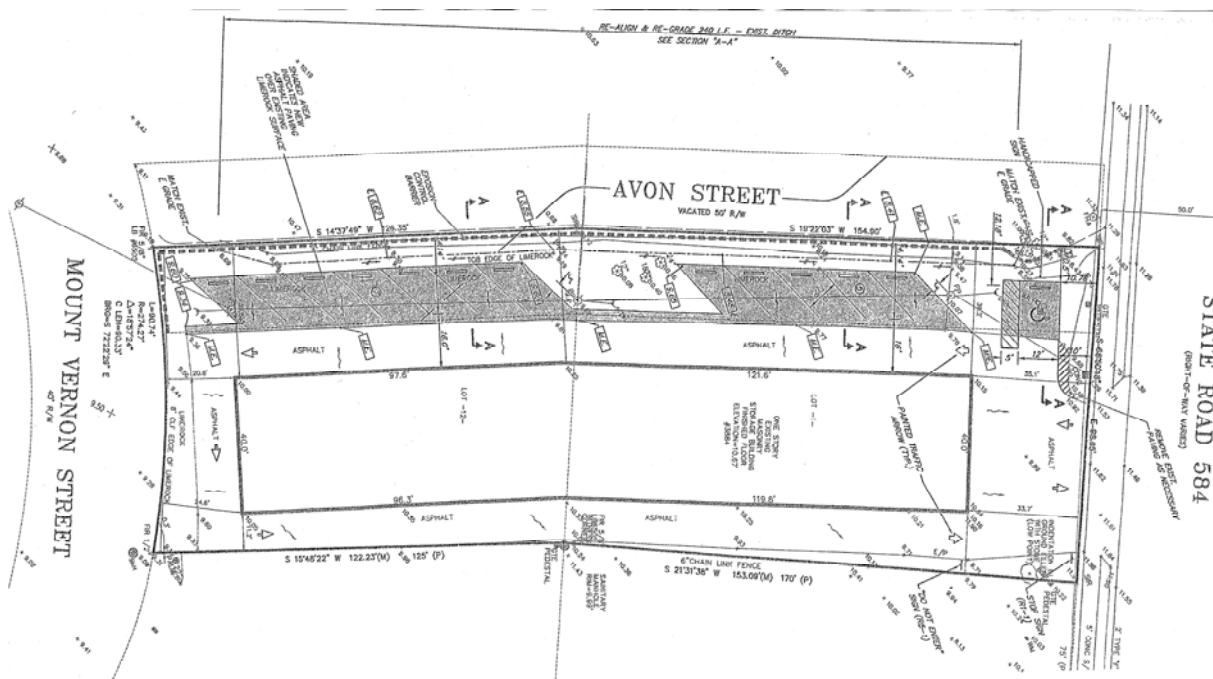
KEY HOOK #: 22

ASSOCIATE: Lawrence Gilbert

K&H SIGNAGE: N/A

LISTING CODE: SI-1584-3-31

SHOWING INFORMATION: Contact listing associate for showing.



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.