



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

Commercial/Investment/Real Estate Services

SI-1537/ LO-1186

## **CHURCH**

### **FOR SALE OR LEASE**



**3800 OLD KEYSTONE RD.**  
**TARPON SPRINGS, FL 34688**

- CHURCH BUILDING WITH SANCTUARY – 3,884 SF
- OFFICE/ CLASSROOM – 1,120 SF
- GREAT NORTH PINELLAS LOCATION
- CAN BE SEEN FROM KEYSTONE RD.
- **LEASE RATE: \$3,500 PER MONTH NNN**
- **SALE PRICE: \$800,000**



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## PROPERTY OVERVIEW

SI-1537/ LO-1186

**ADDRESS:** 3800 Old Keystone Rd.  
Tarpon Springs, FL 34688

**LOCATION:** on Old Keystone Rd. at the intersection of  
Keystone Rd., and Old Keystone Rd.

**LAND AREA:** 2.83 acres

**ZONING:** RAW-Residential Agriculture Well Head (Pinellas County)

**DIMENSIONS:** Irregular

**LAND USE:** RR-3 – Residential Rural

**FLOOD ZONE:** X – no flood insurance required

**IMPROVEMENTS:** 3,884 SF (church)  
1,120 SF (office)

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** Church – 2002 / Office – 1970

**UTILITIES:** Electric (Duke Energy)  
Water (Pinellas County) / Trash (Private)

**PARKING:** 100 plus

**TAXES:** 501C3

**PRESENT USE:** Vacant

**PARCEL ID #:** 11-27-16-00000-440-0600

**SALE PRICE:** \$800,000

**TERMS:** cash to seller

**NOTES:** There is a church building with sanctuary and an office/classroom building. Both are in excellent condition with lots of parking. Property can be seen right from Keystone Rd.

**KEY HOOK#:** Lock Box

**ASSOCIATE:** Stan Newmark – (727) 643-8199

**SIGNAGE:** 3'X4'

**LISTING CODE:** SI-1537/LO-1186-3-19

**SHOWING INFORMATION:** Contact listing agent for a showing.

## LEASING INFORMATION

**PROJECT SIZE:** 5,004 SF

**OCCUPANCY:** Immediate

**PARKING:** 100 plus

**ESCALATION:** 5%

**SIGNAGE:** Monument

**MINIMUM TERM:** 3 years

**RENT:** \$3,500/month NNN

### OTHER CHARGES:

LESSOR LESSEE

Real Estate Taxes		X
Insurance		X
Insurance (Personal Property & Liability)		X
Trash		X
Exterior Maintenance		X
Interior Maintenance		X
Water		X
Management		X
Electric		X

