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Commercial/Investment/Real Estate Services

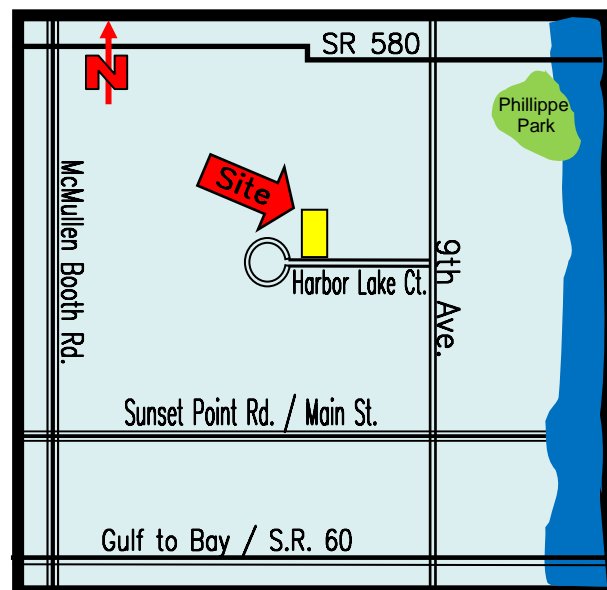
SI-1650

TWO INDUSTRIAL BUILDINGS IN SAFETY HARBOR FOR SALE



945 HARBOR LAKE COURT SAFETY HARBOR, FL 34695

- TWO CLEAR SPAN BUILDINGS
- ALMOST HALF ACRE OF LAND
- TOTAL OF 4,400 SF
- THREE ROLL-UP DOORS
- HEAVY THREE-PHASE ELECTRIC
- **SALE PRICE: \$875,000**



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Revised 2/15/24

PROPERTY OVERVIEW

SI-1650

ADDRESS: 945 Harbor Lake Ct.
Safety Harbor, FL 34695

LOCATION: West of 9th Ave. South on Harbor
Lake Court

LAND AREA: 19,000 SF (.43 acre)
DIMENSIONS: 100' X 190'

ZONING: MI - Light Manufacturing (City of Safety Harbor)
LAND USE: Industrial
FLOOD ZONE: "X" (No flood Insurance required)

IMPROVEMENTS: 4,400 SF

LEGAL DESCRIPTION: In listing folder

YEAR BUILT: 1977 & 1984

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash – City of Safety Harbor

PARKING: 12 Spaces

PRESENT USE: Manufacturing

TAXES: \$4,822.93 (2023)

TERMS: Financing, Cash

PARCEL ID #: 33/28/16/36225/000/0090

PRICE: \$875,000

TRAFFIC COUNT: 998 VPD (Harbor Lake Ct.)

NOTES: Two Industrial Clear Span Buildings on almost half an acre lot in Safety Harbor, Florida. The front 2,000 SF building with 14' peak and 12' eaves includes approximately 1,000 SF of air-conditioned space, heavy three-phase electric, bathroom, one grade level 8' x 8' roll-up door and one van-high 8' x 8' door with platform for easy delivery options. The back 2,400 SF building with 12' peak and 10' eaves is fully insulated and air conditioned with one grade level 8' x 8' roll-up door, bathroom, and air compressor hookups. This property is vacant and ready for immediate occupancy for single, multiple or owner use. There is plenty of outdoor storage space and additional parking on the side and back. Located in Safety Harbor, this property has easy access to the entire Tampa Bay area giving an excellent opportunity for businesses seeking a central location. With its clear span design in both buildings and valuable storage space both inside and out, this versatile industrial property is ideal for a variety of industrial and commercial uses.

KEY HOOK #: Lockbox

ASSOCIATE: Uli Cramer

K&H SIGNAGE: 3' x 4'

LISTING CODE: SI-1650-03-20

SHOWING INFORMATION: Call listing agent for showing instructions. Uli Cramer 727-216-5934
ulicramer133@gmail.com



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