



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

Commercial/Investment/Real Estate Services

SI-1646

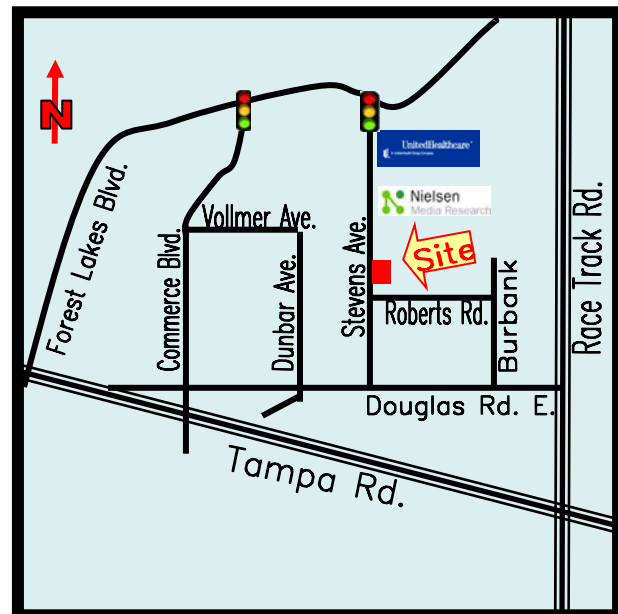
# **INDUSTRIAL FLEX BUILDING**

## **FOR SALE**



**700 STEVENS AVE.**  
**OLDSMAR, FL 34677**

- 15,000 SF TOTAL
- CURRENTLY TWO SUITES
- 3,900 SF LEASED TO A TENANT
- 11,000 SF AVAILABLE FOR OWNER/USER
- HEAVY 3 PHASE POWER
- HIGH CEILINGS
- GRADE LEVEL OH 10' X 10' DOOR
- 100% AIR CONDITIONED
- OUTSTANDING TRI-COUNTY LOCATION
- **SALE PRICE: \$2,595,000**



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Revised 2/15/24

## PROPERTY OVERVIEW

SI-1646

**ADDRESS:** 700 Stevens Ave.  
Oldsmar, FL 34677

**LOCATION:** From Douglas Rd., E., head north on Stevens Ave., buildings on east side of road.

**LAND AREA:** 146,280 SF  
**DIMENSIONS:** 345' x 424.3'

**ZONING:** M-1, City of Oldsmar  
**LAND USE:** IL – Industrial Limited  
**FLOOD ZONE:** X – No Flood Insurance required

**IMPROVEMENTS:** 15,000 SF Industrial

**LEGAL DESCRIPTION:** Lengthy – In listing file

**YEAR BUILT:** 1996

**UTILITIES:** Electric – TECO Electric  
Water, Sewer & Trash – City of Oldsmar

**CLEAR CEILING HEIGHT:** 20 ft. & 12 ft.

**PARKING:** 32 spaces + overflow

**TAXES:** \$20,579.44 - 2023

**PRESENT USE:** Warehouse, Office & Industrial

**PARCEL ID #:** 13/28/16/16781-001-0010

**MORTGAGE HOLDER:** Free & Clear

**TRAFFIC COUNT:** N/A

**PRICE:** \$2,595,000

**TERMS:** Cash

**NOTES:** Don't miss your opportunity to purchase a 15,000/SF Industrial/Manufacturing building in Oldsmar, Fl. This building boasts 300 amp, 3 phase power, fully insulated and 100% air conditioned, 10' x 10' overhead roll-up door, flexible office buildout and income from a 4,000/SF tenant. Located in Oldsmar, north Pinellas County with easy access to Mid-Pinellas County, Pasco County, Tampa and the airport. Stevens Avenue connects with Forest Lakes Boulevard.

**KEY HOOK #:** None

**ASSOCIATE:** Steve Klein/Larry Gilbert

**K&H SIGNAGE:** 3 X 4

**LISTING CODE:** SI-1646-2-27/31

**SHOWING INFORMATION:** Listing Associates to schedule appointment.



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