



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

Commercial / Investment / Real Estate Service

SV-431

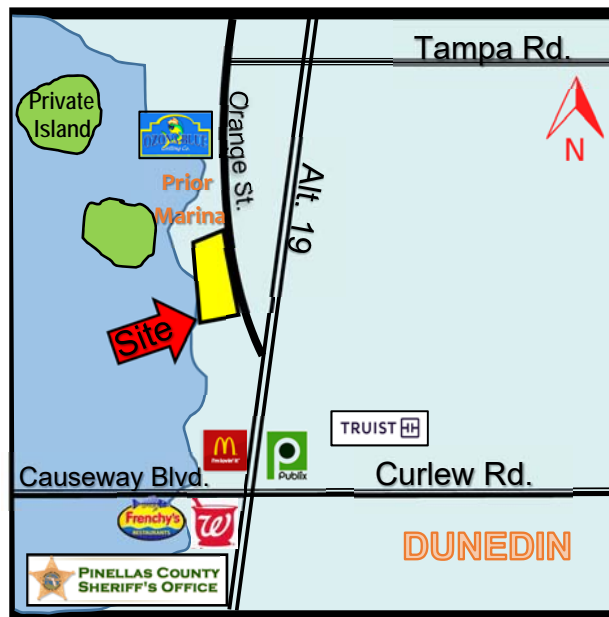
## **WATERFRONT VACANT LAND**

# **FOR SALE**



**0 ORANGE STREET  
OZONA, FL 34683**

- BEAUTIFUL OPEN WATER VIEWS
- APPROXIMATELY 42,700 SF OF LAND
- 323 FEET MOL OF WATERFRONT
- DIRECT ACCESS FROM ORANGE STREET
- DOCKING PIER IN PLACE
- CURRENTLY USED FOR RV & BOAT STORAGE
- INDUSTRIAL / COMMERCIAL ZONING
- INCLUDES PRIVATE ISLAND
- **PRICE: \$1,395,000**



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

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



**ADDRESS:** 0 Orange Street North  
Ozona, FL 34683

**LAND AREA:** Approximately 42,700 SF MOL  
**DIMENSIONS:** 323' X 190'

**IMPROVEMENTS:** Vacant Land

**YEAR BUILT:** N/A

**PARKING:** N/A

**PRESENT USE:** RV & Boat Storage

**PRICE:** \$1,395,000

**LOCATION:** Alternate 19 North to Orange Street  
(Known as 105 Orange Street)

**ZONING:** E-2 (Pinellas County)

**LAND USE:** EM (Pinellas County)

**FLOOD ZONE:** VE (Flood Insurance Required)

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

**UTILITIES:** Electric – (Duke Energy)  
Water & Sewer – (N/A)

**TAXES:** \$10,028 and \$41.56 (2021)

**PARCEL ID #:** 11-28-15-00000-330-0200 & 0400

**TERMS:** Cash to Seller

**NOTES:** Beautiful open water development site with 323 feet mol of waterfront. Excellent E-2 Zoning allows for many uses including industrial, office, and retail. Building heights of 75 feet are permitted. Site has docking pier and access to boating channel. Great mixed use development opportunity. Property contains small conservation easement. Included with site is a small private island to the northwest that has UZ -Zoning and Preservation-Land Use. Rare Industrial/Commercial development site in north Pinellas County. Great fantastic water view office, warehouse, industrial, mixed use, or live-work facility.

**KEY HOOK #:** N/A

**K&H SIGNAGE:** 3'X4'

**SHOWING INFORMATION:** Vacant Land. Drive to site

**ASSOCIATE:** Steve Klein

**LISTING CODE:** SV-431-3-27

