



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

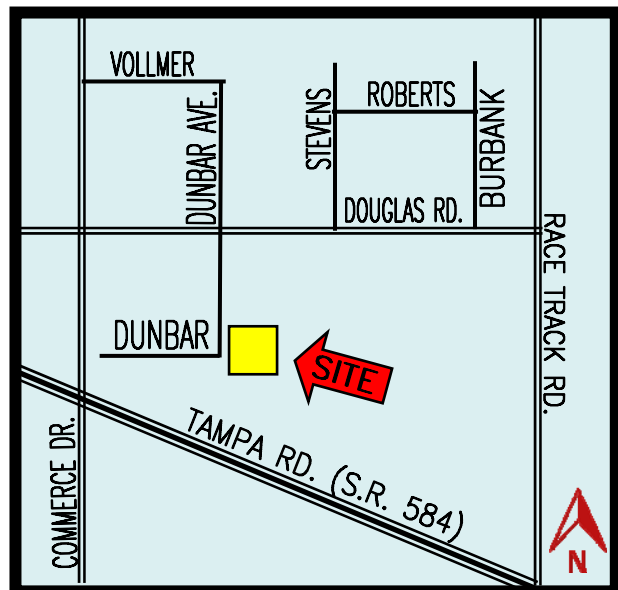
SI-1618

MULTI-TENANT INDUSTRIAL INVESTMENT PROPERTY FOR SALE



**101 DUNBAR AVE.
OLDSMAR, FL 34677**

- 14,165 SF
- NORTH PINELLAS COUNTY LOCATION
- HIGH CEILINGS
- SIX OVERHEAD DOORS
- THREE (3) TENANTS
- \$131,531 NOI
- CAP RATE: 7.3%
- **PRICE: \$1,800,000**



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

www.kleinandheuchan.com



ADDRESS: 101 Dunbar Ave.
Oldsmar, FL 34677

LOCATION: Tampa Rd. to Commerce Blvd., East on
Douglas, South on Dunbar Ave.

LAND AREA: Land Condominium
DIMENSIONS: 235.2 x 60.3

ZONING: M1 – (City of Oldsmar)
LAND USE: IL – (City of Oldsmar)
FLOOD ZONE: B – (Flood Insurance Required)

IMPROVEMENTS: 14,165 SF

LEGAL DESCRIPTION: Lengthy – (in listing file)

YEAR BUILT: 1982

UTILITIES: Water & Sewer – (City of Oldsmar)
Trash – (Private) / Electric – (TECO)

PARKING: 182 spaces with cross
easements for parking

TAXES: \$13,469 (2021)

CLEAR CEILING HEIGHT: 16'

PARCEL ID #: 24/28/16/91246/000/1010

PRESENT USE: Office / Warehouse

TERMS: Cash at closing

PRICE: \$1,800,000

NOTES: High demand industrial area. Rare opportunity to acquire industrial investment building. Currently 100% leased to three tenants with a net operating income of \$131,531. This 14,165 SF building has ceiling heights of 16 feet. Six grade level overhead doors each are 12'x14', block and metal construction.

KEY HOOK#: N/A

ASSOCIATE: Mark S. Klein, CCIM

SIGNAGE: N/A

LISTING CODE: SI-1618-02-13

SHOWING INFORMATION: Listing associate must accompany all showings.

