



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

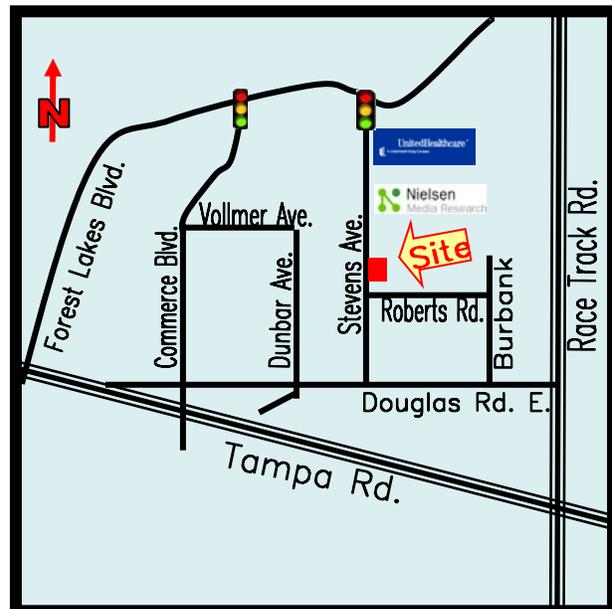
SI-1646

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**



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



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.



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.