

## PROFESSIONAL OFFICE CONDO ON NORTH SIDE OF ULMERTON ROAD ACROSS FROM LARGO MALL

## **FOR SALE**



## 10225 ULMERTON RD. SUITE 3-D LARGO, FL 33771

- PERFECTLY LOCATED IN THE HEART OF LARGO/SEMINOLE
- LOTS OF NATURAL LIGHT
- FRESHLY PAINTED THROUGHOUT
- VACANT IMMEDIATELY AVAILABLE
- METICULOUSLY MAINTAINED
- PRICE: \$250,000







## PROPERTY OVERVIEW

ADDRESS: 10225 Ulmerton Rd. Ste. 3-D

REVISED: 3/12/2024

YEAR BUILT: 1982

Largo, FL 33771

**LAND AREA:** Condo **ZONING:** C-1 (Unincorporated Pinellas County)

**DIMENSIONS:** Irregular **LAND USE:** ROR

**FLOOD ZONE:** "X" No Flood Insurance Required **IMPROVEMENTS:** 1,080 SF

**LEGAL DESCRIPTION:** Lengthy – (in listing folder)

**UTILITIES:** Electric (Duke Energy)

**PARKING:** Open Water, Sewer & Trash (Pinellas County)

**PRESENT USE:** Former CPA Office (currently Vacant) **TAXES:** \$2,065.35 (2023)

PARCEL ID: 03-30-15-86030-003-0040

PRICE: \$250,000
CONDO FEE: \$435.61 PER MONTH
TRAFFIC COUNT: 54,000 VPD (Ulmerton Rd.)

**TERMS:** Cash to Seller

**NOTES:** No more paying rent! A rare opportunity to own your own suite of offices in a peaceful and calm office complex with a "neighborhood feel" right in the middle of Seminole/Largo's highest traffic area. Freshly painted throughout, HVAC Trane 2.5 unit installed 4/1/21, Starplus STS Telephone System included in space. Wireless alarm in place and registered. This condo was meticulously maintained, and everything is up to code. Professional office suite begins with reception/office area with vaulted ceiling at the entrance, two private offices, and open administrative office area in rear, storage area or additional small office, and bathroom. Because it is the end unit of the building, it has lots of natural light throughout, and a very workable floor plan for any professional use. Attentive management by condo association makes for easy ownership. Office neighbors include: medical doctors, architects, attorneys, realty, CPA's and financial advisors. Across from Largo Mall, anything you need is convenient including a Fed Ex store, banks, and restaurants and it is only a few miles from the beach.

**KEY HOOK**: 7 **ASSOCIATE:** Marilyn Stuelke / (727) 851-3155

**K&H SIGNAGE:** Window **LISTING CODE:** SI-1658/1300-3-03

SHOWING INFORMATION: Contact listing agent for showing





SI-1658/LO-1300

**LOCATION:** Just a bit East of entrance to Largo Mall on North side of Ulmerton Rd. in Sugar Creek Medical and Professional Center

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