



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

INVESTMENT HOME & 2 LOTS TO BE BUILT FOR SALE



6226 29TH ST. N.
ST. PETERSBURG, FL 33702

- INVESTMENT PACKAGE WITH UPSIDE
- 1,639 SF RENTED HOME IN EXCELLENT CONDITION
- + 2 ADJACENT LOTS READY-TO-BUILD
- PRICED COMPETITIVELY
- IDEAL FOR INVESTOR OR BUILDER
- **PRICE: \$729,000**



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

www.kleinandheuchan.com



REVISED: 4/23/2024

PROPERTY OVERVIEW

SI-1661

ADDRESS: 6226 29TH St. N.
St. Petersburg, FL 33702

LOCATION: From US 19 go east on 62nd Ave., N. left
on 29th St N.

LAND AREA: 0.45 Acres (4 Lots)
DIMENSIONS: 200' x 100'

ZONING: R-4 Pinellas County
LAND USE: RM – Residential Medium
FLOOD ZONE: X (No Flood Insurance Required)

IMPROVEMENTS: 1,954 SF Total

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1938

UTILITIES: Electric – (Duke Energy)
Water & Sewer - (City of St. Petersburg) Trash – (Pinellas Cty)

PARKING: N/A

PRESENT USE: Residential Rental

TAXES: \$4,304 + \$1,229 x 2
PARCEL ID: 35-30-16-95076-012-0150, 0180 & 0170

MORTGAGE HOLDER: N/A

TERMS: Cash at Closing

PRICE: \$729,000

NOTES: Nice and quiet St. Petersburg neighborhood that is being gentrified with several newly built and renovated Single Family Homes. This investment package includes a 1,639 AC/SF Single Family Home (1,954 SF total) sitting on a double lot and in very good condition rented for \$2,150/month. The package also includes two adjacent 50' x 100' buildable lots which can each receive a new Single - Family Home up to 2,660 SF of total construction as per Pinellas County R4 Zoning and current setbacks. Ideal for an investor who wishes to build on the two lots and have a 3 – home investment package. A few shade trees are in the back for privacy. Schools, shopping, pharmacies, and restaurants nearby around US 19. **The package will not be sold separately.** Co-brokers or interested parties are encouraged to first submit an LOI. Visits and inspections can only be scheduled after executing a Commercial CC5 contract. NO open house or residential appointments, but co-brokers must register their clients with agents. This is a highly desirable small investment rarely available.

KEY HOOK #: N/A

ASSOCIATE: Don Wallace 941-780-5030
& Philippe Beau 727-409-3465

K&H SIGNAGE: 3X4

LISTING CODE: SI-1661-3-16/18

SHOWING INFORMATION: Call Brokers – Do not disturb Tenant.

