



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

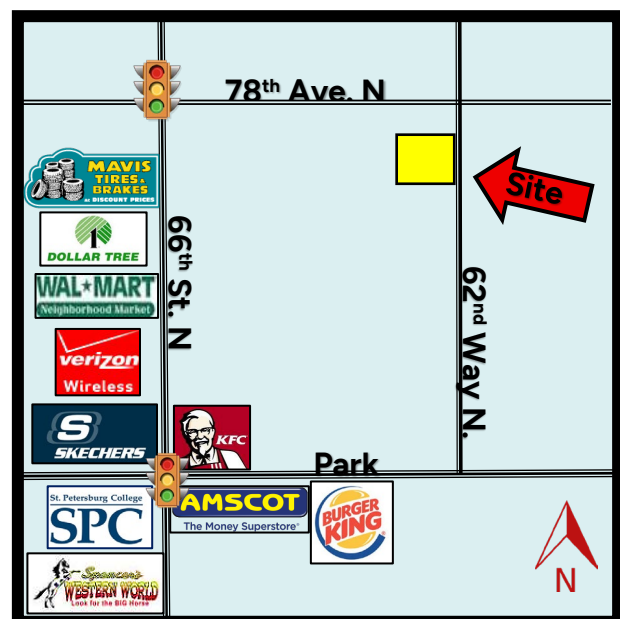
SI-1687

EXCELLENT 7 UNIT APARTMENT BUILDING FOR SALE



**7756 62ND WAY N.
PINELLAS PARK, FL 33781**

- 7 UNITS
- THREE 2-BEDROOMS, 1 BATH
- FOUR 1-BEDROOMS, 1 BATH
- SEPARATE WATER METERS
- INCLUDES A COIN LAUNDRY
- CLOSE CIRCUIT CAMERA SYSTEM
- **PRICE: \$1,350,000**



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

www.kleinandheuchan.com



REVISED: 6/27/25

PROPERTY OVERVIEW

SI-1687

ADDRESS: 7756 62nd Way N.
Pinellas Park, FL 33781**LOCATION:** Alt 19 N. right on 78th Ave., N., left on 62nd
Way N. to the property**LAND AREA:** .66 acres
DIMENSIONS: 100' x 190'**ZONING:** R-4, Duplex Residential (City of Pinellas Park)
LAND USE: RLM, Residential Low Medium
FLOOD ZONE: "X" – No Flood Insurance Required**IMPROVEMENTS:** 5,423 Heated Concrete Block**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1985**UTILITIES:** Electric – Duke Energy
Water, Sewer & Trash - City of Pinellas Park**PARKING:** 11 spaces**PRESENT USE:** Apartments**TAXES:** \$14,306.76 (2024)
PARCEL ID: 29-30-16-79506-000-0150**PRICE:** \$1,350,000**TERMS:** Cash at Closing**NOTES:** Well-maintained 7- unit apartment complex that shows pride of ownership. Four 1- bedroom, 1- bath apartments and three 2-bedroom, 1 bath apartments. Block construction, separate water meters, coin operated laundry on site. Exterior surveillance camera system. Tenant pays all utilities.**KEY HOOK #:** N/A
K&H SIGNAGE: 3'X4'**ASSOCIATE:** Joseph Santolucito (727) 481-3194
LISTING CODE: SI-1687-2-32**SHOWING INFORMATION:** Call listing agent for showing. 24-hour notice required.**OWNER'S STATEMENT**

<u>UNIT</u>	<u>BEDROOM</u>	<u>MONTHLY</u>	<u>YEARLY</u>
A	1 Bedroom / 1 Bath	\$ 1,550.00	\$ 18,600.00
B	1 Bedroom / 1 Bath	\$ 1,300.00	\$ 15,600.00
C	2 Bedroom / 1 Bath	\$ 1,575.00	\$ 18,900.00
D	1 Bedroom / 1 Bath	\$ 1,500.00	\$ 18,000.00
E	2 Bedroom / 1 Bath	\$ 1,450.00	\$ 17,400.00
F	2 Bedroom / 1 Bath	\$ 1,450.00	\$ 17,400.00
G	1 Bedroom / 1 Bath	\$ 1,250.00	\$ 15,000.00
Total		\$10,075.00	\$120,900.00
Less Vacancy 3%		- 302.25	3,627.00
		\$ 9,772.75	\$117,273.00
Laundry Total		\$ 400.00	\$ 4,800.00
			\$ 122,073.00
<u>EXPENSES</u>			
Real Estate Taxes			\$ 14,306.76
Insurance			\$ 13,590.00
Lawn Care			\$ 1,800.00
Pest Control			\$ 378.00
Repairs Estimate 3%			\$ 3,518.19
Reserves Estimate			\$ 3,518.19
Total			\$ 37,111.14
Net			\$ 84,961.86
			6.29%

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.