



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1690

# INDUSTRIAL INVESTMENT IN LARGO FOR SALE



**2233 CHERYL RD.**  
**LARGO, FL 33771**

- 6% CAP RATE INVESTMENT
- ALMOST 5-YEAR LEASE REMAINING
- 9,360 SF TOTAL
- 8,160 SF WAREHOUSE + 1,200 SF ADMINISTRATIVE BUILDING
- 6 GRADE-LEVEL OVERHEAD DOORS
- PRICED CLOSE TO PROPERTY APPRAISER'S VALUATION
- **SALE PRICE: \$723,400**



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REVISED: 7/24/25

## PROPERTY OVERVIEW

SI-1690

**ADDRESS:** 2233 Cheryl Rd.  
Largo, FL 33771

**LOCATION:** From US Hwy 19 N. west on Ulmerton Rd.  
north on Cheryl Rd.

**LAND AREA:** 22,421 SF (0.52 acre)

**DIMENSIONS:** 160' X 139'

**ZONING:** Industrial Limited (IL) (City of Largo - FLU)

**LAND USE:** Industrial Limited (IL) (City of Largo - FLU)

**FLOOD ZONE:** "X" (no flood insurance required)

**IMPROVEMENTS:** 9,360 SF

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

**YEAR BUILT:** 1954/1988

**UTILITIES:** Electric (Duke Energy)

**CLEAR CEILING HEIGHT:** 15'

Water (Pinellas County) / Sewer & Trash (City of Largo)

**PARKING:** 12 spaces

**TAXES:** \$10,818.47 (2024)

**PRESENT USE:** Industrial

**PARCEL ID:** 02-30-15-89046-002-0010

**PRICE:** \$723,400

**TERMS:** Cash at Closing

**NOTES:** 6% Cap Rate investment in an industrial/manufacturing building located in Largo, Florida in mid-Pinellas County. Warehouse is insulated with 15' clearance at the eaves. Cheryl Rd. has a direct access to SR-688/Ulmerton Rd., just West of Starkey Road. The warehouse and office are kept in good condition by the tenant who renewed his lease and has 4.5 years left with annual rent increases. Super competitive price that is close to the Property Appraiser's Office Market Valuation. This opportunity will not last long! Scheduled visits only. Do not disturb tenant's operations!

**KEY HOOK #:** N/A

**ASSOCIATES:** Philippe Beau & Don Wallace

**K&H SIGNAGE:** 3' X 4'

**LISTING CODE:** SI-1690-2-8/16

**SHOWING INFORMATION:** Visits by appointment only. Do Not Disturb Tenant! Contact brokers.

### Estimated for 2025

Yearly Income:	\$62,007
Estimated Expenses:	\$18,607
Estimated 2025 NOI:	\$43,404
CAP Rate 6%:	\$723,400

