



FREE STANDING BUILDING FOR SALE



170 PINE AVE. N
OLDSMAR, FL 34677

- FREE STANDING BUILDING
- CITY OF OLDSMAR
- GREAT FLOOR PLAN
- 2,880 SF
- EXCELLENT NORTH PINELLAS LOCATION
- CLOSE TO TAMPA / PALM HARBOR
- SALE PRICE: \$847,500
- **OWNER FINANCING AVAILABLE**



REVISED: 3/26/2024

PROPERTY OVERVIEW

SI-1637

ADDRESS: 170 Pine Ave. N.
Oldsmar, FL 34677

LOCATION: Located on the west side of Pine Ave., just north of Tampa Road.

LAND AREA: located in a larger office park

ZONING: C-2 (City of Oldsmar)

LAND USE: CG – Commercial General (City of Oldsmar)

IMPROVEMENTS: 2,880 SF

FLOOD ZONE: "X" – (No Flood Insurance Required)

YEAR BUILT: 2006

LEGAL DESCRIPTION: Lengthy (in listing folder)

PARKING: 6/1,000 SF

UTILITIES: Electric – TECO Energy
Water, Sewer, Trash – City of Oldsmar

PRESENT USE: Office

TAXES: \$8,752.88 (2023)

PARCEL ID: 14-28-16-20228-000-1700

SALE PRICE: \$847,500

CAM: \$325/Month*

*CAM includes Common Area,
Exterior painting, Landscaping,
Parking Lot & Trash

TRAFFIC COUNT: 53,500 VPD (Tampa Rd.)

TERMS: Cash to Seller

NOTES: Rare opportunity for an owner user to occupy this 2,880 SF free-standing building and take advantage of owner financing. Centrally located just off Tampa Rd. and close to many eateries. Space includes large administration area, multiple offices, kitchenette, IT room and two restrooms. Four large corner offices can also be used as conference rooms. Very flexible layout. The administration area can easily accommodate four staff. Ideal for any professional office or medical user.

KEY HOOK #: 28

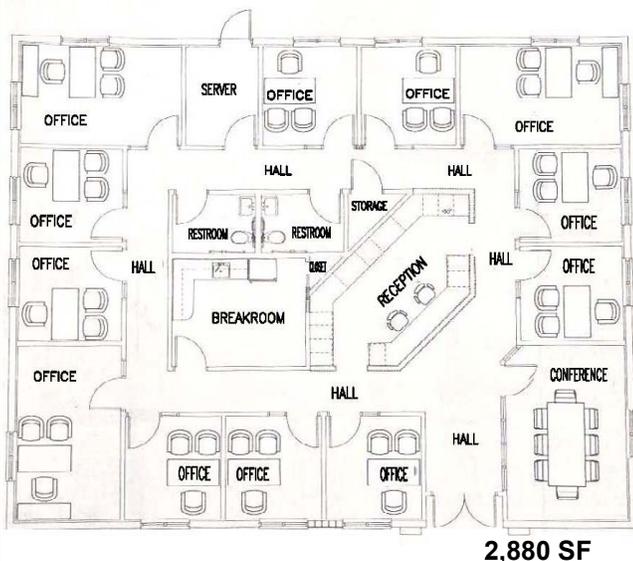
ASSOCIATE: Monique Petronje

K&H SIGNAGE: Window

LISTING CODE: SI-1637-3-25

SHOWING INFORMATION: Contact listing agent for all showings.

FLOOR PLAN:



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