



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

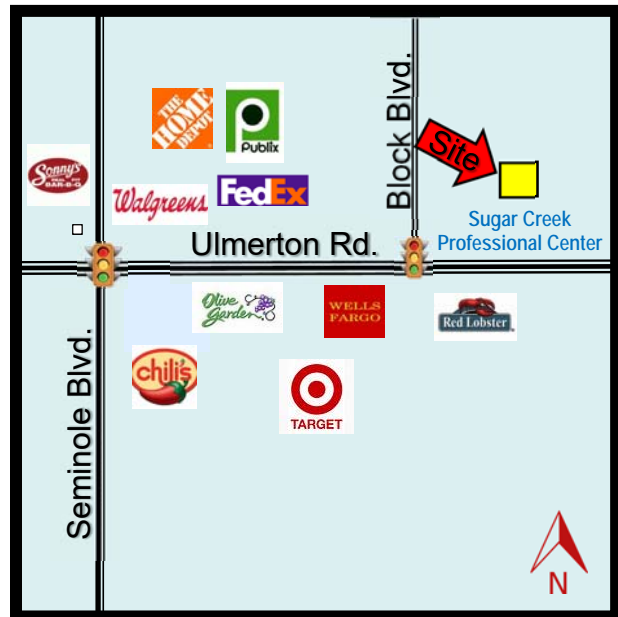
SI-1658/LO-1300

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: \$228,000



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



REVISED: 5/17/2024

PROPERTY OVERVIEW

SI-1658/LO-1300

ADDRESS: 10225 Ulmerton Rd. Ste. 3-D
Largo, FL 33771

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

LAND AREA: Condo
DIMENSIONS: Irregular

ZONING: C-1 (Unincorporated Pinellas County)

LAND USE: ROR

FLOOD ZONE: "X" No Flood Insurance Required

IMPROVEMENTS: 1,080 SF

LEGAL DESCRIPTION: Lengthy - (in listing folder)

YEAR BUILT: 1982

UTILITIES: Electric (Duke Energy)

Water, Sewer & Trash (Pinellas County)

PARKING: Open

PRESENT USE: Former CPA Office (currently Vacant)

TAXES: \$2,065.35 (2023)

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

PRICE: \$228,000

TRAFFIC COUNT: 54,000 VPD (Ulmerton Rd.)

CONDO FEE: \$435.61 PER MONTH

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.

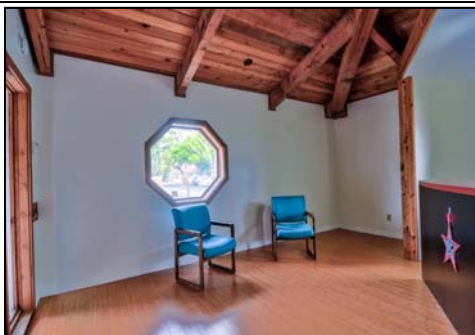
KEY HOOK: 7

ASSOCIATE: Marilyn Stuelke / (727) 851-3155

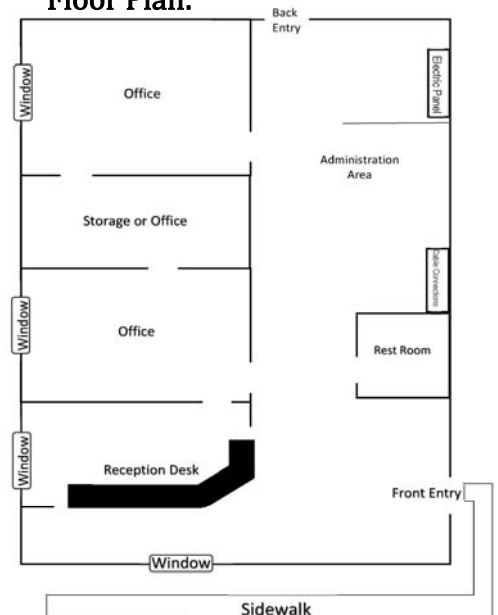
K&H SIGNAGE: Window

LISTING CODE: SI-1658/1300-3-03

SHOWING INFORMATION: Contact listing agent for showing



Floor Plan:



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