



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

Commercial/Investment/Real Estate Services

## INVESTMENT HOME & 2 LOTS TO BE BUILT FOR SALE



**6226 29<sup>TH</sup> ST. N.**  
**ST. PETERSBURG, FL 33702**

- INVESTMENT PACKAGE WITH UPSIDE
- 1,639 SF RENTED HOME IN EXCELLENT CONDITION
- + 2 ADJACENT LOTS READY-TO-BUILD
- IDEAL FOR INVESTOR OR BUILDER
- UPSIDE WITH 4-LOT ENCLAVE
- **PRICE: \$729,000**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



REVISED: 6/4/2024

**PROPERTY OVERVIEW**

SI-1661

**ADDRESS:** 6226 29<sup>TH</sup> St. N.  
St. Petersburg, FL 33702

**LOCATION:** From US 19 go east on 62<sup>nd</sup> Ave., N. left on 29<sup>th</sup> 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 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. However, for a homebuilder for example, the house could be moved to one lot and 3 lots available for new construction, or demolish the house and create an enclave of 4 new homes. Also great 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 the listing agents. This is a highly desirable small investment; opportunities of this type are rarely available.

**KEY HOOK #:** N/A

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

**K&H SIGNAGE:** 3X4

**LISTING CODE:** SI-1661-2-16/18

**SHOWING INFORMATION:** Call Brokers – Do not disturb Tenant.

6226 29<sup>th</sup> St. N.  
Existing Home  
Currently Rented

100' FT.

50' FT.

50' FT.

