



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1670

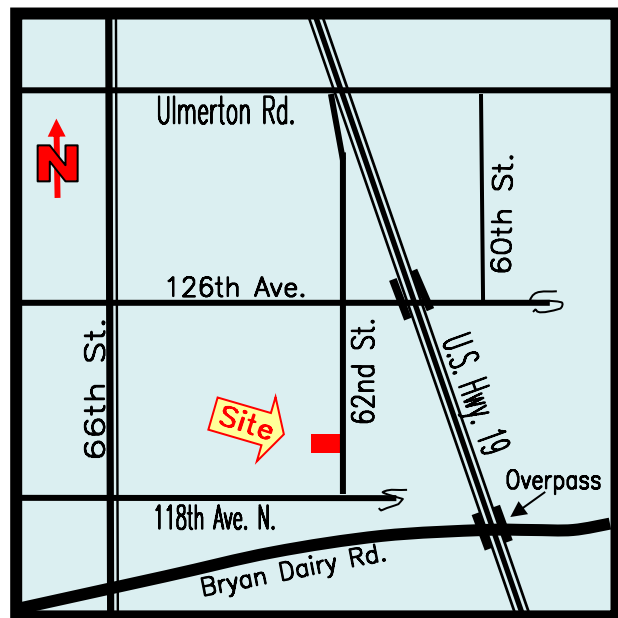
MID PINELLAS COUNTY INDUSTRIAL BUILDING

FOR SALE



11838 62ND ST., N.
LARGO, FL 33773

- 22,300 ± SF BUILDING ON 1.18 ACRES MOL
- FOR OWNER/USER OR INVESTOR
- 7,032 SF SPACE FOR LEASE OR OWNER OCCUPANCY
- 3 TENANTS IN PLACE OCCUPYING 15,240 SF
- M-1 ZONING, CITY OF PINELLAS PARK
- FLOOD ZONE: X
- EVACUATION ZONE: C
- **PRICE: \$3,233,500**



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

www.kleinandheuchan.com



Rev: 11/11/2024

PROPERTY OVERVIEW

SI-1670

ADDRESS: 11838 62ND St., N.
Largo, FL 33773

LOCATION: West side of 62nd St., N.,
approximately 100 ft. north of 118th Ave.

LAND AREA: 51,315 SF
DIMENSIONS: 165' x 311'

ZONING: M-1, City of Pinellas Park
LAND USE: IL – City of Pinellas Park
FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 22,300 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1998

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Pinellas Park

PARKING: 35 spaces total
EAVE HEIGHT: 14-22 ft.

TAXES: \$25,804.13 (2024) Gross Tax
PARCEL ID #: 08-30-16-70974-300-1401

PRESENT USE: Office/Showroom/
Warehouse

SALE PRICE: \$3,233,500

NOTES: Excellent owner/user property or investor property. Currently, 15,240 SF of space is leased to three (3) tenants. There is 7,032 SF of space available for owner occupancy or for lease. This property is well located in mid Pinellas County with easy access to US Highway 19, 66th Street, 118th Avenue & Ulmerton Road.

KEY HOOK #: 33

ASSOCIATE: Don Russell, cell (727) 709-2158

K&H SIGNAGE: 3' x 4'

LISTING CODE: SI-1670-3-19

SHOWING INFORMATION: Contact listing associate, to arrange showing.

