



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1681

MULTI-TENANT OFFICE BUILDING FOR SALE



971 VIRGINIA AVE.
PALM HARBOR, FL 34683

- OWNER/USER OPPORTUNITY WITH INCOME
- HIGH STYLE BUILDING
- 5,490 SF TOTAL
- GREAT NORTH PINELLAS LOCATION
- FLEXIBLE LAYOUT
- SIGNAGE ON VIRGINIA AVE.
- ACROSS FROM POST OFFICE
- **PRICE: \$1,349,000**



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

www.kleinandheuchan.com



ADDRESS: 971 Virginia Ave.
Palm Harbor, FL 34683

LOCATION: Located on the north side of Virginia Ave., just west of Alt. 19.

LAND AREA: .57 Acres
DIMENSIONS: 130' x 190'

ZONING: E-2 – Employment, Pinellas County
LAND USE: E – Employment, Pinellas County
FLOOD ZONE: X – No Insurance Required

IMPROVEMENTS: 5,490 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 1981

UTILITIES: Electric - *Duke Energy*, Trash-Waste Management Water/Sewer/Reclaimed/Backflow – *Pinellas County*

PARKING: 5.4/1000

PRESENT USE: General Office

TAXES: \$11,282.46 (2024)

PRICE: \$1,349,000

PARCEL ID: 01-28-15-88560-149-0002

NOTES: 5,490 SF Professional Office building for sale. Great for Owner user who might eventually need room to expand. This highly desirable location is just off Alt. 19 and across from the post office. 1,880 SF available for immediate occupancy. Space includes reception area, 4 offices, open area, breakroom and restroom. Space was also renovated to include vinyl plank flooring. Abundant lighting throughout with natural lighting and windows in almost every office. Owner will have the option to take over the entire 2nd floor (3,415 SF) in the future. Perfect for owner/user who wants current rental income and the ability to expand.

KEY HOOK #: 17

ASSOCIATE: Monique Peteronje

K&H SIGNAGE: 3' X 4'

LISTING CODE: SI-1681-3-25

SHOWING INFORMATION: Contact listing associate to schedule showing

