



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

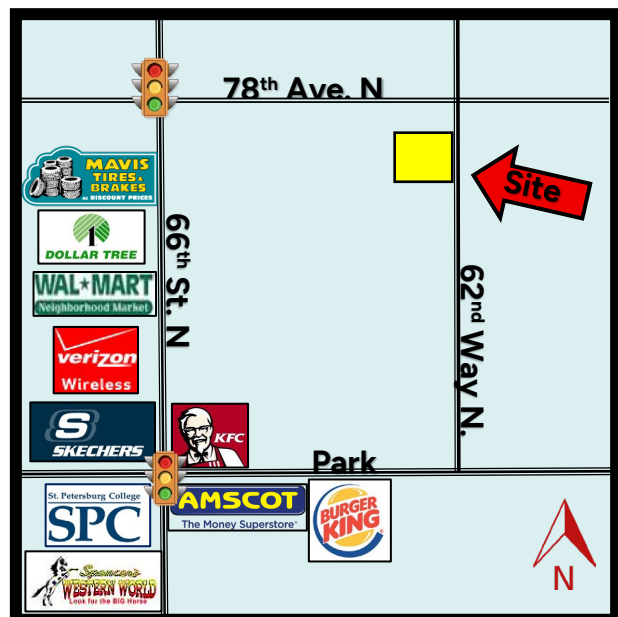
SI-1687

EXCELLENT 7 UNIT APARTMENT BUILDING FOR SALE



**7756 62ND WAY N.
PINELLAS PARK, FL 33781**

- 7 UNITS
- THREE 2-BEDROOMS, 1 BATH
- FOUR 1-BEDROOMS, 1 BATH
- SEPARATE WATER METERS
- INCLUDES A COIN LAUNDRY
- CLOSE CIRCUIT CAMERA SYSTEM
- **PRICE: \$1,350,000**



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

www.kleinandheuchan.com



REVISED: 7/3/25

PROPERTY OVERVIEW

SI-1687

ADDRESS: 7756 62nd Way N.
Pinellas Park, FL 33781**LOCATION:** Alt 19 N. right on 78th Ave., N., left on 62nd
Way N. to the property**LAND AREA:** .66 acres
DIMENSIONS: 100' x 190'**ZONING:** R-4, Duplex Residential (City of Pinellas Park)
LAND USE: RLM, Residential Low Medium
FLOOD ZONE: "X" – No Flood Insurance Required**IMPROVEMENTS:** 5,423 frame stucco**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1985**UTILITIES:** Electric – Duke Energy
Water, Sewer & Trash - City of Pinellas Park**PARKING:** 11 spaces**PRESENT USE:** Apartments**TAXES:** \$14,306.76 (2024)
PARCEL ID: 29-30-16-79506-000-0150**PRICE:** \$1,350,000**TERMS:** Cash at Closing**NOTES:** Well-maintained 7- unit apartment complex that shows pride of ownership. Four 1- bedroom, 1- bath apartments and three 2-bedroom, 1 bath apartments. Separate water meters, coin operated laundry on site. Exterior surveillance camera system. Tenant pays all utilities.**KEY HOOK #:** N/A
K&H SIGNAGE: 3'X4'**ASSOCIATE:** Joseph Santolucito (727) 481-3194
LISTING CODE: SI-1687-2-32**SHOWING INFORMATION:** Call listing agent for showing. 24-hour notice required.**OWNER'S STATEMENT**

| <u>UNIT</u> | <u>BEDROOM</u> | <u>MONTHLY</u> | <u>YEARLY</u> |
|------------------------|--------------------|----------------|---------------------|
| A | 1 Bedroom / 1 Bath | \$ 1,550.00 | \$ 18,600.00 |
| B | 1 Bedroom / 1 Bath | \$ 1,300.00 | \$ 15,600.00 |
| C | 2 Bedroom / 1 Bath | \$ 1,575.00 | \$ 18,900.00 |
| D | 1 Bedroom / 1 Bath | \$ 1,500.00 | \$ 18,000.00 |
| E | 2 Bedroom / 1 Bath | \$ 1,450.00 | \$ 17,400.00 |
| F | 2 Bedroom / 1 Bath | \$ 1,450.00 | \$ 17,400.00 |
| G | 1 Bedroom / 1 Bath | \$ 1,250.00 | \$ 15,000.00 |
| Total | | \$10,075.00 | \$120,900.00 |
| Less Vacancy 3% | | - 302.25 | 3,627.00 |
| | | \$ 9,772.75 | \$117,273.00 |
| Laundry Total | | \$ 400.00 | \$ 4,800.00 |
| | | | \$ 122,073.00 |
| <u>EXPENSES</u> | | | |
| Real Estate Taxes | | | \$ 14,306.76 |
| Insurance | | | \$ 13,590.00 |
| Lawn Care | | | \$ 1,800.00 |
| Pest Control | | | \$ 378.00 |
| Repairs Estimate 3% | | | \$ 3,518.19 |
| Reserves Estimate | | | \$ 3,518.19 |
| Total | | | \$ 37,111.14 |
| Net | | | \$ 84,961.86 |
| | | | 6.29% |

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.