



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1686

PROFESSIONAL OFFICE **FOR SALE**



3275 66TH STREET, N., UNIT # 9
ST. PETERSBURG, FL 33710

- 1,085 SF OFFICE
- LOCATED CLOSE TO TYRONE SQUARE MALL
- OVER LOOKS QUIET COURTYARD
- PYLON SIGNAGE
- 41,500 VEHICLES PER DAY
- PLENTIFUL PARKING
- **PRICE: \$ 268,000**



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



ADDRESS: 3275 66th St., N., Unit #9
St. Petersburg, FL 33710

LOCATION: 10 blocks north of Tyrone Mall
& 5 blocks south of St. Petersburg Hosp., in
Holiday Park area.

LAND AREA: 81,768 SF / 1.88 Acres
DIMENSIONS: 340' x 240'

ZONING: CCS-1, Corridor Comm. Suburban, City of St. Petersburg
LAND USE: PR-MU- Residential - Multi-Family
FLOOD ZONE: "X" (No Insurance Required)

IMPROVEMENTS: 1,085 SF Office Condo

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1985

UTILITIES: Duke Energy - Electric
Water, Sewer & Trash, City of St. Petersburg

PARKING: 4.5 / 1,000

TAXES: \$2,323.69 (2024)

PRESENT USE: Vacant

PARCEL ID #: 08-31-16-29398-004-0090

MORTGAGE HOLDER: None

TRAFFIC COUNT: 41,500 VPD (66th St. N.)

PRICE: \$268,000

CONDO FEE: \$336.35/Month

Includes: Trash, water, sewer, electric to common areas, property insurance,
& maintenance of commons areas including parking areas, lawn maintenance,
pest control and structural maintenance, roof and exterior painting.

TERMS: Cash at closing

NOTES: This office suite has the wonderful combination of exposure to 41,500 VPD on 66th St. N , while being nestled behind a quiet, nicely landscaped courtyard. A great place to get lots of work accomplished, and welcome clients. There are many restaurants and other businesses within blocks in this productive area of St. Petersburg. These buildings are well maintained, and floorplan reflects the excellent and flexible layout of the suite. Condo fees are \$336.35/month. Tile roof installed 2011, and HVAC in March of 2014.

KEY HOOK #: 26

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3 x 4

LISTING CODE: SI-1686-3-25

SHOWING INFORMATION: Call listing Agent to make appointment.

