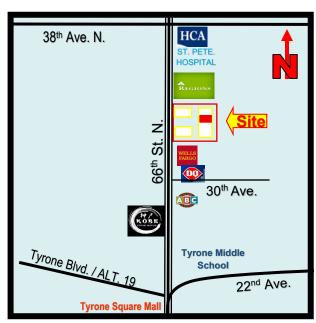


PROFESSIONAL OFFICE FOR SALE



$3275~66^{\text{TH}}$ 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







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

St. Petersburg, FL 33710

LAND AREA: 81,768 SF /1.88 Acres

DIMENSIONS: 340' x 240'

IMPROVEMENTS: 1,085 SF Office Condo

YEAR BUILT: 1985

PARKING: 4.5 /1,000

PRESENT USE: Vacant

MORTGAGE HOLDER: None

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.

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

ZONING: CCS-1, Corridor Comm. Suburban, City of St. Petersburg

LAND USE: PR-MU- Residential – Multi-Family **FLOOD ZONE**: "X" (No Insurance Required)

LEGAL DESCRIPTION: Lengthy, in listing file

UTILITIES: Duke Energy - Electric

Water, Sewer & Trash, City of St. Petersburg

TAXES: \$2,323.69 (2024)

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

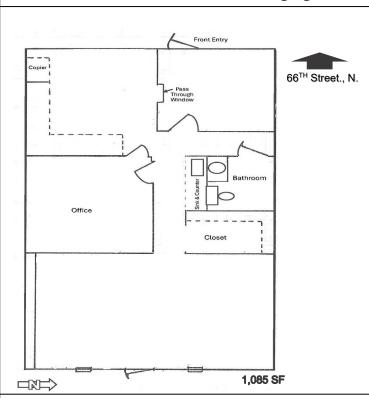
TRAFFIC COUNT: 41,500 VPD (66th St. N.)

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.







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