



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

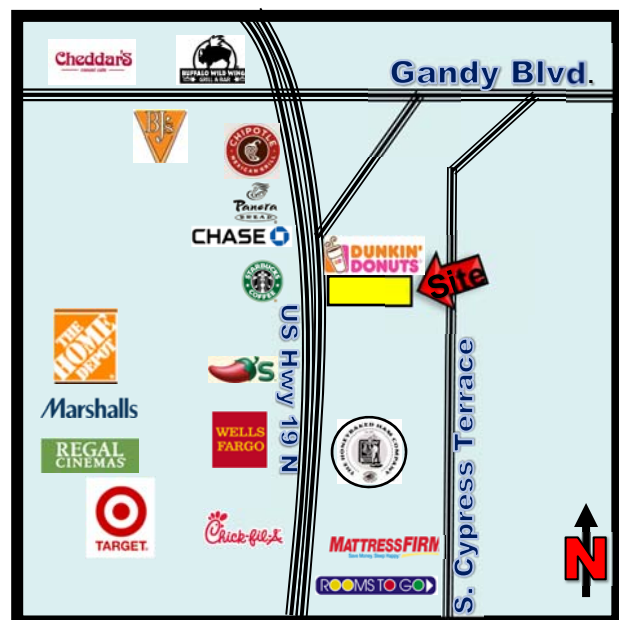
SI-1480

## HIGH VISIBILITY RETAIL BUILDING FOR SALE



**7301 US HIGHWAY 19**  
**PINELLAS PARK, 33781**

- STAND ALONE RETAIL
- HIGH TRAFFIC LOCATION
- EXCELLENT VISIBILITY & SIGNAGE
- DIRECTLY ACROSS FROM STARBUCKS & CHASE BANK - NEXT TO DUNKIN' DONUTS
- ACROSS FROM THE SHOPPES @ PARK PLACE
- RENOVATED
- SALE PRICE \$470,000



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 7301 U.S. Highway 19  
Pinellas Park, FL 33781

**LOCATION:** U.S. Highway 19 just south of Park Blvd.,  
on east side of street.

**LAND AREA:** 9,150 SF  
**DIMENSIONS:** 50' x 183'

**ZONING:** B1- Business (*City of Pinellas Park*)  
**LAND USE:** CRD—*Com. Redevelopment District*) *City Pinellas Park*  
**FLOOD ZONE:** X (*No Flood Insurance Required*)

**IMPROVEMENTS:** 2,400 SF, Retail building

**LEGAL DESCRIPTION:** Lengthy – In Listing File

**YEAR BUILT:** 1959, Renovated in 2016

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

**PARKING:** 11 spaces

**PRESENT USE:** Smoke Shop

**TAXES:** \$7,444.74 (2019)  
**PARCEL ID:** 27-30-16-40914-006-0220

**MORTGAGE HOLDER:** Private

**TRAFFIC COUNT:** 57,000 vpd on U.S. Hwy. 19

**PRICE:** \$470,000

**TERMS:** Cash

**NOTES:** Stand alone retail building renovated in 2016 with a great floor plan. Directly across the street from the Shoppes at Park Place with excellent signage and visibility. High traffic dense retail area with over 5 per 1,000 parking. Currently leased to a Smoke Shop for \$2,600 per month with 1½ years left on lease. For more information please call.

**KEY HOOK #:** None

**ASSOCIATE:** Angel Calkins

**K&H SIGNAGE:** None

**LISTING CODE:** SI-1480-3-16

**SHOWING INFORMATION:** Please call Angel Calkins (727) 483-2512

