



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1533

BELLEAIR BLUFFS

RETAIL, OFFICE & RESIDENTIAL

FOR SALE



400 INDIAN ROCKS ROAD
BELLEAIR BLUFFS, FL 33770

- GREAT REAL ESTATE INVESTMENT
- CORNER LOCATION IN BELLEAIR BLUFFS
- RETAIL / OFFICE / RESIDENTIAL
- GREAT VISIBILITY
- ATTRACTIVE BRICK DESIGN
- FULLY RENOVATED
- LIGHTED PYLON SIGN
- HIGH DEMOGRAPHIC AREA
- **SALE PRICE: \$1,795,000**



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



ADDRESS: 400 Indian Rocks Rd.
Belleair Bluffs, FL 33770

LOCATION: West side of Indian Rocks Road,
north of West Bay Drive.

LAND AREA: 16,652 SF / 0.3823 acres
DIMENSIONS: 102' X 181'

ZONING: N/A – (no zoning in Belleair Bluffs)
LAND USE: CG
FLOOD ZONE: X- Non Flood

IMPROVEMENTS: 10,046 SF (Gross Bldg., area)

LEGAL DESCRIPTION: Lengthy, in file

YEAR BUILT: 1960 & 1984 (renovated in 2013)

PARCEL ID #: 28/29/1563744/000/0020

PARKING: 30 spaces

UTILITIES: Electric – Duke Energy
Water & Sewer – Pinellas County Utilities

PRESENT USE: Retail/Office

MORTGAGE HOLDER: None

TAXES: \$14,318 - 2019

SALE PRICE: \$1,795,000

TRAFFIC COUNT: 15,777 vehicles per day

TERMS: Cash

NOTES: High Profile Retail/Office/Residential building For Sale in Belleair Bluffs. Very strong Demographics. High style building on corner site. Building serves Belleair & beaches. Architecturally unique property. Recently renovated. Close to Panera Bread, Bone Fish Grill and other shops & restaurants.

KEY HOOK #: None

ASSOCIATE: Steven Klein

K&H SIGNAGE: 3 x 4

LISTING CODE: SI-1533-3-27

SHOWING INFORMATION: Contact listing associate to set appointment.

Owner's Operating Statement

400 Indian Rocks Road
Belleair Bluffs, FL

Income:	Annual
Gross Rent	\$128,589
CAM	\$23,123
Vacancy	\$0
Net Rent	\$151,712

Operating Expense:	Annual
RE Tax	\$14,748
Insurance	\$3,930
Water & Sewer	\$1,911
Landscape Maintenance	\$600
Pest Control	\$642
Repairs & Maintenance	\$2,950
Outside Electric	\$1,200
Trash Service	\$1,245
Property Management	\$8,972
Administration	\$1,000
Misc.	\$1,500
Total Op Ex.	\$38,698

NET OPERATING INCOME: \$113,014

