



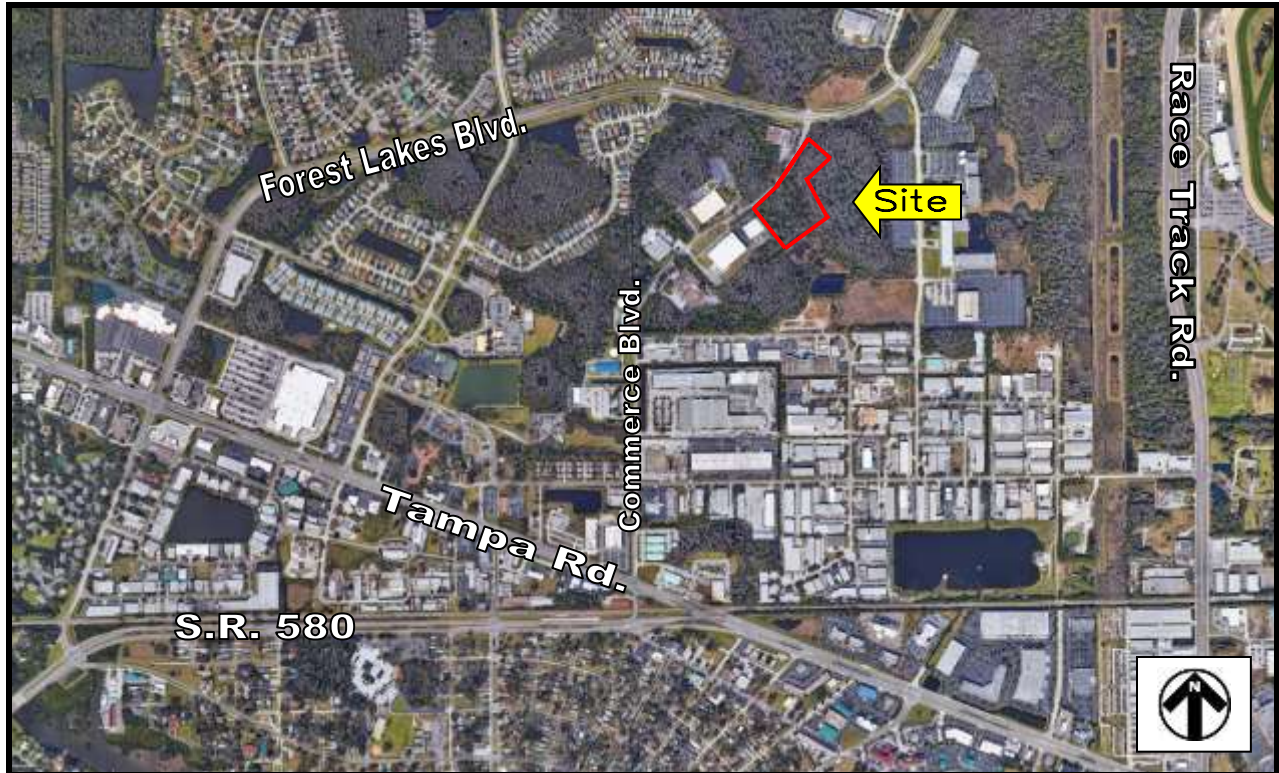
**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SV-446

# VACANT INDUSTRIAL LAND

## FOR SALE IN OLDSMAR, FL



**0 COMMERCE BLVD.**  
**OLDSMAR, FL 34677**

- 5.6 TOTAL ACRES
- 2.21 ACRES BUILDABLE
- INDUSTRIAL M-1 ZONING
- TRI-COUNTY LOCATION
- MINUTES TO ALL MAJOR HIGHWAYS
- **PRICE: \$1,575,000**



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



**ADDRESS:** 0 Commerce Blvd.  
Oldsmar, FL 34677

**LAND AREA:** 2.21 acres upland  
3.4 acres wetlands

**DIMENSIONS:** Irregular

**IMPROVEMENTS:** N/A

**YEAR BUILT:** N/A

**PARKING:** N/A

**PRESENT USE:** Vacant Land

**PRICE:** \$1,575,000

**LOCATION:** North of Tampa Rd., building is on east side of Commerce Blvd., just before Forest Lakes Blvd. / Linebaugh Extension.

**ZONING:** M-1 (City of Oldsmar)

**LAND USE:** IL – Industrial Limited

**FLOOD ZONE:** "X" (no flood insurance required)

**LEGAL DESCRIPTION:** Lengthy, in listing file

**UTILITIES:** Electric - TECO

Water, Sewer & Trash – City of Oldsmar

**TAXES:** \$3,605.88 (2023)

**PARCEL ID #:** 13-28-16-89119-000-0300

**TERMS:** Cash to Seller

**NOTES:** Extremely hard to find vacant industrial land. Located in Oldsmar, Florida. This 5.6 acre site offers 2.21 acres of buildable land ideal for industrial users or developers. This property has a great infrastructure offering ease of access to all major roadways, highways, interstates and is minutes to Tampa International Airport. M-1 zoning allows for most light industrial, manufacturing and distribution uses, plus a host of others. This property won't last long so call today for additional information.

**KEY HOOK #:** N/A

**K&H SIGNAGE:** 3' x 4'

**SHOWING INFORMATION:** Drive to site.

**ASSOCIATE:** Lawrence D. Gilbert

**LISTING CODE:** SV-446-3-31

