



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

Commercial/Investment/Real Estate Services

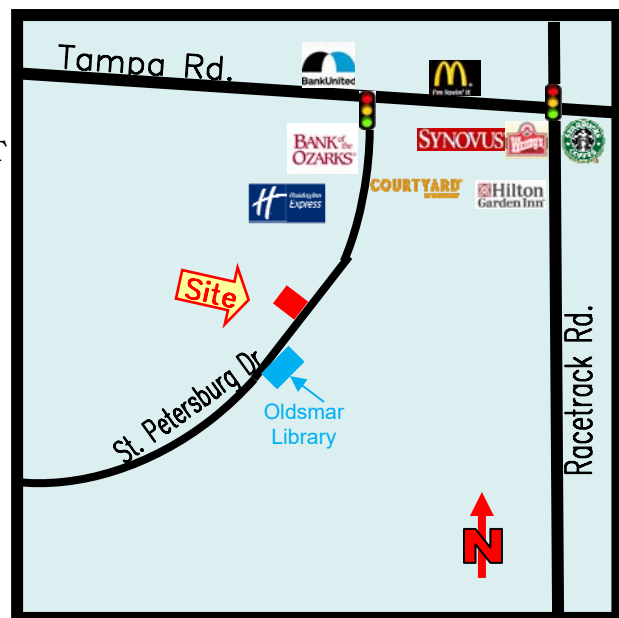
SI-1647

# RETAIL INVESTMENT PROPERTY FOR SALE



**501 ST. PETERSBURG DR., EAST  
OLDSMAR, FL 34677**

- 3 UNIT RETAIL/OFFICE INVESTMENT PROPERTY
- 2,527 SF TOTAL
- ATTRACTIVE BRICK & BLOCK CONSTRUCTION
- 100% OCCUPIED
- SHORT TERM LEASES
- **PRICE: FROM \$385,000**



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**ADDRESS:** 501 St. Petersburg Dr., East  
Oldsmar, FL 34677

**LOCATION:** Tampa Rd., to St. Petersburg Dr.,  
to address.

**LAND AREA:** 13,365 SF

**DIMENSIONS:** 82.5' x 165'

**ZONING:** TCCN – Town Center Neighborhood Commercial

**LAND USE:** CRD – Com. Redev. Dist. – City of Oldsmar

**FLOOD ZONE:** AE – Flood Insurance Required

**IMPROVEMENTS:** Retail/Office Building  
2,527 SF

**LEGAL DESCRIPTION:** Lengthy, in listing folder.

**YEAR BUILT:** 1989

**UTILITIES:** Electric-TECO, Water & Sewer, City of  
Oldsmar.

**PARKING:** 11 space

**TAXES:** \$3,678 (2022)

**PRESENT USE:** Retail/Office Building

**PARCEL ID #:** 23-28-16-63936-001-0070

**PRICE:** \$385,000

**TRAFFIC COUNT:** 3,500 Vehicles per day

**NOTES:** Attractive retail/office building, concrete block & brick construction. Three units, 100% occupied. Significant upside as short term leases roll and rents are marked to market. Good Oldsmar, north Pinellas County location. Close to shops, hotels & restaurants.

**KEY HOOK #:** None

**ASSOCIATE:** Steve Klein

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

**LISTING CODE:** SI-1647-3-27

**SHOWING INFORMATION:** Call to make appointment with listing agent.

