



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

Commercial/Investment/Real Estate Services

SI-1637

# FREE STANDING BUILDING FOR SALE



**170 PINE AVE. N**  
**OLDSMAR, FL 34677**

- FREE STANDING BUILDING
- CITY OF OLDSMAR
- GREAT FLOOR PLAN
- 2,880 SF
- EXCELLENT NORTH PINELLAS LOCATION
- CLOSE TO TAMPA / PALM HARBOR
- SALE PRICE: \$847,500
- **OWNER FINANCING AVAILABLE**



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REVISED: 3/26/2024

## PROPERTY OVERVIEW

SI-1637

**ADDRESS:** 170 Pine Ave. N.  
Oldsmar, FL 34677

**LOCATION:** Located on the west side of Pine Ave., just north of Tampa Road.

**LAND AREA:** located in a larger office park

**ZONING:** C-2 (City of Oldsmar)

**LAND USE:** CG – Commercial General (City of Oldsmar)

**IMPROVEMENTS:** 2,880 SF

**FLOOD ZONE:** "X" – (No Flood Insurance Required)

**YEAR BUILT:** 2006

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**PARKING:** 6/1,000 SF

**UTILITIES:** Electric – TECO Energy  
Water, Sewer, Trash – City of Oldsmar

**PRESENT USE:** Office

**TAXES:** \$8,752.88 (2023)

**PARCEL ID:** 14-28-16-20228-000-1700

**SALE PRICE:** \$847,500

**CAM:** \$325/Month\*

\*CAM includes Common Area,  
Exterior painting, Landscaping,  
Parking Lot & Trash

**TRAFFIC COUNT:** 53,500 VPD (Tampa Rd.)

**TERMS:** Cash to Seller

**NOTES:** Rare opportunity for an owner user to occupy this 2,880 SF free-standing building and take advantage of owner financing. Centrally located just off Tampa Rd. and close to many eateries. Space includes large administration area, multiple offices, kitchenette, IT room and two restrooms. Four large corner offices can also be used as conference rooms. Very flexible layout. The administration area can easily accommodate four staff. Ideal for any professional office or medical user.

**KEY HOOK #:** 28

**ASSOCIATE:** Monique Petronje

**K&H SIGNAGE:** Window

**LISTING CODE:** SI-1637-3-25

**SHOWING INFORMATION:** Contact listing agent for all showings.

### FLOOR PLAN:

