

Sauter & Associates LLC.

COMMERCIAL AND INVESTMENT
REAL ESTATE

William Buddy Sauter, Licensed R.E. Broker

St. Petersburg - Tampa

P: 727-421-3706 F: 813-434-2341

www.buddysauter.com e-mail: buddy@buddysauter.com

Featured Property

Brief Description: Excellent location - Inline Strip Center on 49th, just North of Park Blvd. Good historical occupancy, diverse tenant base.

Address: 7601 & 7651 49th St North, Pinellas Park, Florida

PRICE: \$ 2,250,000



Property Attributes

- About 20,000 square feet under roof.
- Total Land of approximately 3.15 acres.
- 7 diverse tenants: Saigon Market, China One, Rent a Center, Laundromat, Advance America, Dry Cleaner Storefront, and convenience store.
- 40,000 Cars per day go by.
- The strip center and the "Farm Store" building are included in this package.
- Left out / Left in access.
- Next door to Sonic, two doors down from Wallgreens.

Directions to Property

From I-275 in Pinellas County, take the Gandy/Park Blvd exit and proceed West to 49th Street. Turn right to go North on 49th and the property is a block up on the right hand side. Please do not disturb the tenants.

Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.

Sauter & Associates - Property Details - 727-421-3706

Address: 7601 49th St N / 7651 49th St N

Location: Central Pinellas County

Land Area: 1.34+1.64+.17 = 3.15± Acres

Zoning: B1 in Pinellas Park

Building Heated Square Feet: 19449 ± SF

Building Total Square Feet: 20,585± SF

Flood Zone: X

Improvements: Two CBS buildings

Legal Description: PINELLAS BEACH BUILDERS SUB REPLAT TRACT C LESS RD R/W ON W & LAKE DONALD SIB TRACT MARKED "LAKE DONALD" & PINELLAS BEACH BUILDERS SUB REPLAT TRACTS A & B LESS RD R/W ON W & LOTS A & B OF LAKE DONALD PARTIAL REPLAT

Year Built: 1964 / 1978

Utilities: Water / Sewer / Electric

Parking: 64 parking spaces

Present Use: Retail Strip Center

Taxes: \$1,591 + \$31,525.86

Parcel Id: 28-30-16-69606-000-0030 & 28-30-16-69606-000-0010 & 28-30-16-47790-000-0250

Mortgage Holder: None

Traffic Count: 40,000 Cars per day

Sale Price: \$2,250,000

Lease Rate : Not for lease

Terms: Cash or conventional financing

Please contact listing agent for showing by calling 727 421 3706.



Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.



Map data ©2014 Google Imagery ©2014, DigitalGlobe, The Florida Department of Environmental Protection, U.S. Report a map error

Property Info (Number)

Strap: 28-30-16-47790-000-0250
S-T-R: 28-30S-16E
County: Pinellas
Property Address: 49TH ST N
 Pinellas Park FL 33781

Land Use Code: 10
Desc: Vacant Commercial Land w/XFSB
Total Land Area: 1.3428 Acres
 58492.368 Sq Ft
Zoning:
Neighborhood: 580000
Census Tract: 121030249024

Legal Description: LAKE DONALD SUB TRACT MARKED "LAKE DONALD"

Owner Info

Owner(s): FLORIDA H L CO LLC
Mailing Address: 7832 3rd Ave S
 Saint Petersburg, FL 33707
Homestead: N

Building Info

Year Built: 0
Sq Footage: 58492
HTD Sq Ft: 0

Bldgs: 0
Bedrooms: 0
Baths: 0

Bldg Cost: \$0.00
Bldg Quality:
Tot Exemptions: \$0.00

Values

Just: \$98,619.00
Assessed: \$98,619.00
Land: \$98,619.00

Sales Info

Last Sale: \$753,700.00 on 4/25/2008
Last Sale Price/Acre: \$561,289.80
Last Sale Price/Bldg Sq Ft: \$12.89
Last Sale Price/Land Sq Ft: \$12.89

Sales Details

Sale Date	Sale Price	Bk	Pg	Qualified Sale	NALCode	Grantor	Grantee	Deed Type	Instr Num	Multi Parcel Sale	Clerk Number
4/6/2012	\$0	17547	537	11		HOANG DUC	FLORIDA HL CO LLC	U	17547 0537	D	17547 0537
4/25/2008	\$753,700	1623	1435	M		HOANG DUC	FLORIDA H L CO LLC	M	16231 / 1435		
3/14/2005	\$100	14172	2441	U		LENDERS FUNDING CORP	HOANG, DUC 7832 3RD AVE S	U	14172 / 2441		

(The information provided is without warranty. EarthPlat, LLC does not assume any liability for errors or omissions)



Property Info (Number)

Strap: 28-30-16-69606-000-0010	Land Use Code: 11
S-T-R: 28-30S-16E	Desc: Stores - one story
County: Pinellas	Total Land Area: 1.640702 Acres 71468.97912 Sq Ft
Property Address: 7651 49th St N Pinellas Park FL 33781	Zoning:
	Neighborhood: 530000
	Census Tract:

Legal Description: PINELLAS BEACH BUILDERS SUB REPLAT TRACTS A & B LESS RD RW ON W & LOTS A & B OF LAKE DONALD PARTIAL REPLAT

Owner Info

Owner(s): FLORIDA H L CO LLC
Mailing Address: 7832 3rd Ave S
 St Petersburg, FL 33707
Homestead: N

Bulding Info

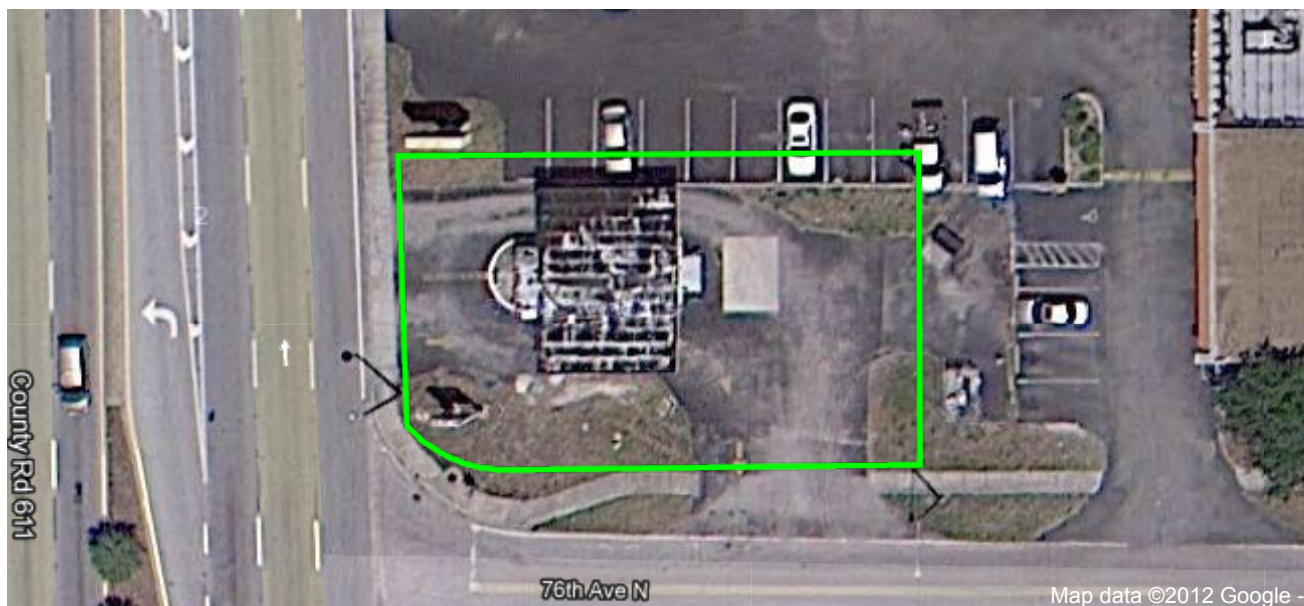
Year Built: 1978	# Bldgs: 1	Bldg Cost: \$0.00
Sq Footage: 19405	# Bedrooms: 0	Bldg Quality: 3
HTD Sq Ft: 18817	# Baths: 0	Tot Exemptions: \$0.00

Values

Just: \$1,310,000.00 **Assessed:** \$1,310,000.00 **Land:** \$503,151.00

Sales Info

Last Sale: \$753,700.00 on 4/25/2008
Last Sale Price/Acre: \$459,376.40
Last Sale Price/Bldg Sq Ft: \$38.84
Last Sale Price/land and Sq Ft: \$10.55



Property Info (Number)

Strap: 28-30-16-69606-000-0030	Land Use Code: 11
S-T-R: 28-30S-16E	Desc: Stores - one story
County: Pinellas	Total Land Area: 0.1715106 Acres 7471.001736 Sq Ft
Property Address: 7601 49th St N Pinellas Park FL 33781	Zoning:
	Neighborhood: 530000
	Census Tract:

Legal Description: PINELLAS BEACH BUILDERS SUB REPLAT TRACT C LESS RD RW ON W

Owner Info

Owner(s): FLORIDA H L CO LLC
Mailing Address: 7832 3rd Ave S
 St Petersburg, FL 33707
Homestead: N

Bulding Info

Year Built: 1964	# Bldgs: 1	Bldg Cost: \$0.00
Sq Footage: 1180	# Bedrooms: 0	Bldg Quality: 3
HTD Sq Ft: 632	# Baths: 0	Tot Exemptions: \$0.00

Values

Just: \$65,000.00	Assessed: \$65,000.00	Land: \$39,277.00
--------------------------	------------------------------	--------------------------

Sales Info

Last Sale: \$753,700.00 on 4/25/2008
Last Sale Price/Acre: \$4,394,482.00
Last Sale Price/Bldg Sq Ft: \$638.73
Last Sale Price/Land Sq Ft: \$100.88