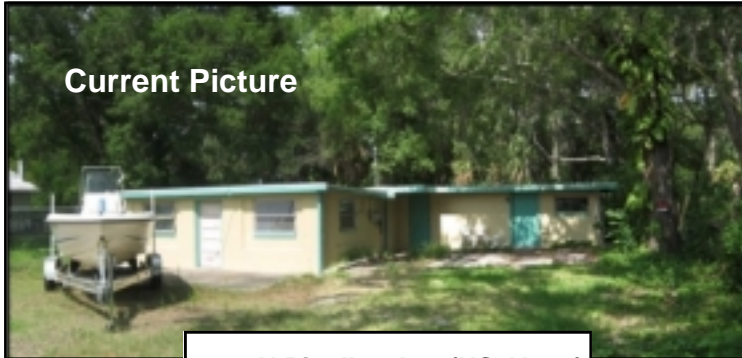


FOR SALE: 14,250 sf (MOL) Tarpon Springs Land

IDEAL FOR AUTO OR BOAT SERVICE & REPAIR



Current Picture

- 1,400 sf (MOL) building on site
- Fenced Yard
- Zoning: C2 - General Retail & Limited Services District
- A.A.D.T. : 18,700 vehicles (Alt US 19)
- Price: \$250,000

1278 N Pinellas Ave (US Alt 19)
Tarpon Springs, FL 34689



1,400 sf Building
14,250 sf Lot

Property with suggested improvements to building and lot

Ideal location for a satellite lot of an established auto or boat dealer. Easy access to the property, with plenty of parking & room to expand. Close to the Anclote River.



Gene Santella
Broker, MBA

Santella Realty
COMMERCIAL & INVESTMENT REAL ESTATE

2625 Keystone Road , Suite 1
Tarpon Springs, Florida 34688
PH: 727-455-9311
FX: 727-942-7361
Gene@SantellaRealty.com
<http://www.SantellaRealty.com>
A Tax Savvy Brokerage

PROPERTY PROFILE

Address: 1278 N Pinellas Ave
(US Alt 19)
Tarpon Springs, FL 34689

Parcel ID: (STR) 01/ 27/ 15/ 27072/ 012/ 0090

Location: Situated on the east side of
North Pinellas Ave.

***Legal Description** FAIRVIEW BLK 12, LOTS 9 & 10 LESS RD
R/W ON W & S 55FT OF LOT 12

Land Area: 14,250 sf (MOL)

Taxes 2006: \$2,121.52

***Exact Legal Description to
be determined by survey**

Millage Rate: 21.2152

Demographics: Available upon request

Zoning: C2-General Retail and Limited Services
District (Pinellas County)

Land Use: Commercial General

IMPROVEMENTS

Building: 1,428 sf (MOL)

Year Built: 1955

Parking: Ample

UTILITIES

Sewer: Septic

Water: City of Tarpon Springs

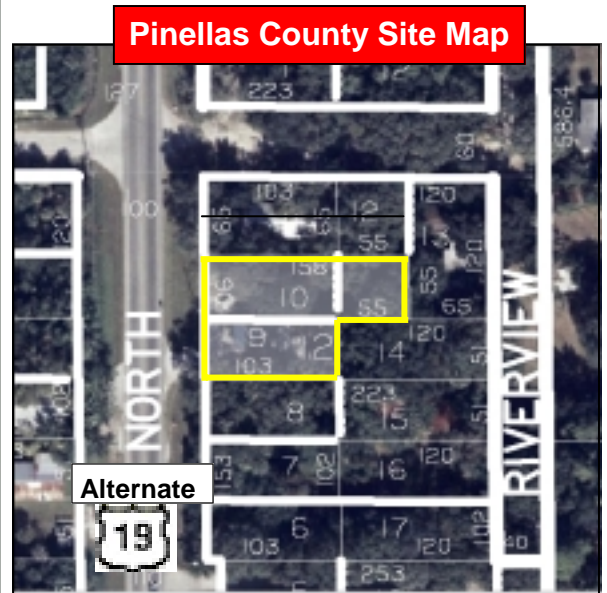
Electric: Progress Energy

Price: \$250,000

Terms: Cash



**Wetland Map
of the Area**



Pinellas County Site Map