

# FOR SALE

# COMMERCIAL WATERFRONT

# US 19



- Land Area - Over 2 Acres
- Improvements - 3 Buildings
- Zoning - CPD & RO
- Traffic Count - 75,500 AADT
- Price: \$2,250,000

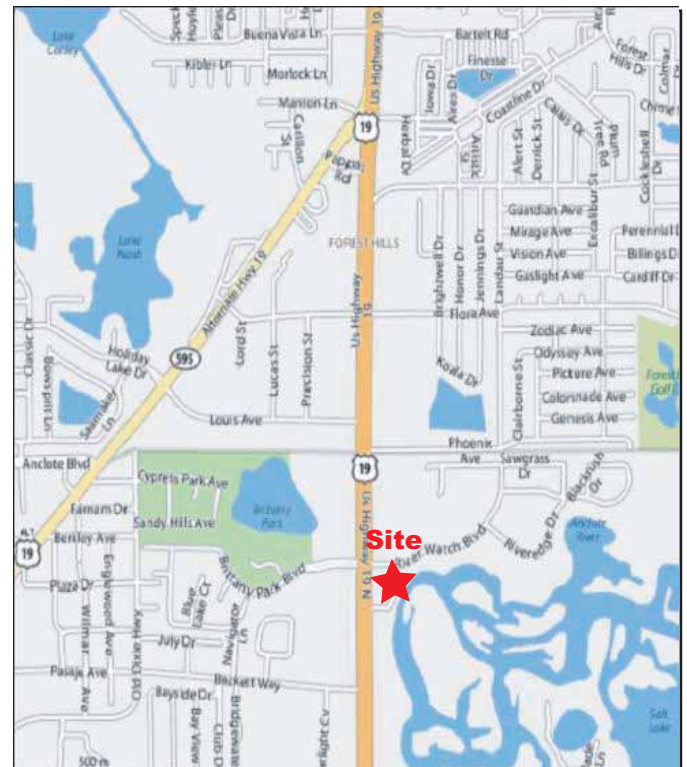
*Two properties are being sold as a package.  
See Property Profile for Property 1 & Property 2.*



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**A Tax Savvy Brokerage**



This information is believed to be accurate. We are not responsible for misstatements of fact, errors, omissions, prior sale, change of price, terms or withdrawal from the market without notice. Buyer and/or Tenants shall verify all information.

## PROPERTY PROFILE PARCEL #1

ADDRESS:	43727 US Highway 19 N Tarpon Springs, FL 34689	PARCEL ID:	(SEC TWN RNG) 06 27 16 00000 130 0300
LOCATION:	Situated on the east side of US Hwy 19 just north of St. Lukes Eye Clinic	LEGAL DESCRIPTION:	Exact Legal Description To Be Determined by Survey.
LAND AREA:	31,620 Sq. Ft.	TAXES 2008:	\$4,375.96 (Millage Rate: 19.8455)
IMPROVEMENTS:	2,480 Sq. Ft. Metal Building Plus Two Buildings on Waterfront	UTILITIES:	
YEAR BUILT:	1950	Septic:	Serves Front Metal Building
PARKING:	Ample	Sewer:	Serves Waterfront Building City of Tarpon Springs
PRICE:	\$1,300,000	Electric:	Progress Energy
TERMS:	Cash	ZONING:	CPD (Pinellas County)
		LAND USE:	Residential/Office/Retail

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## PROPERTY PROFILE PARCEL #2

ADDRESS:	Vacant Land Tarpon Springs, FL 34689	PARCEL ID:	(SEC TWN RNG) 06 27 16 00000 130 0200
LOCATION:	Situated on the east side of US Hwy 19 just north of St. Lukes Eye Clinic	LEGAL DESCRIPTION:	Exact Legal Description To Be Determined by Survey.
LAND AREA:	63,160 Sq. Ft.	TAXES 2008:	\$1,844.83 (Millage Rate: 20.2062)
IMPROVEMENTS:	None	UTILITIES:	
PRICE:	\$950,000	Sewer:	City of Tarpon Springs (Lift Station on Property)
TERMS:	Cash	Electric:	Progress Energy
		ZONING:	Residential Office (City of Tarpon Springs)
		LAND USE:	Residential/Office/Retail

