



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

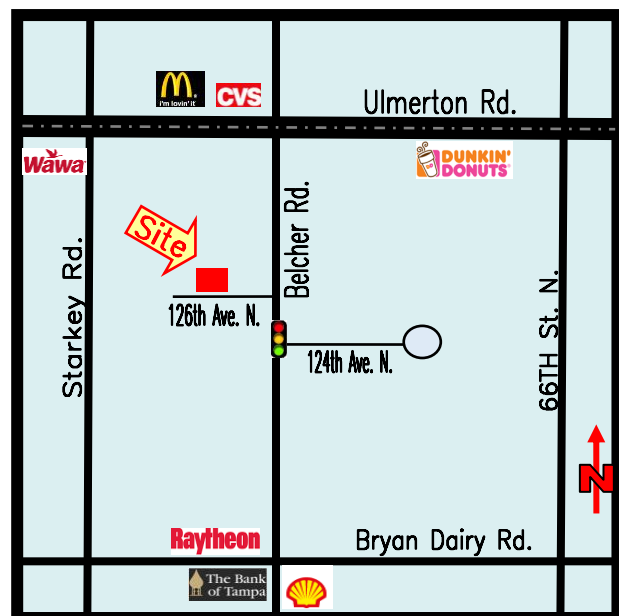
SI-1485

INDUSTRIAL INVESTMENT PROPERTY FOR SALE



7855 126TH AVE., NO.
LARGO, FL 33773

- 1 BUILDING 22,860 TOTAL SF
- CEILING HEIGHT 20'
- CONCRETE FREE STANDING
- CAP RATE: 8%
- SALE LEASE BACK TO BE NEGOTIATED
- ANNUAL RENT: \$144,000 NNN
- EXCELLENT LOCATION
- EASY ACCESS
- **PRICE: \$1,800,000**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



Rev. 2/21/19

PROPERTY OVERVIEW

SI-1485

ADDRESS: 7855 126TH Ave. N.
Largo, FL 33773

LOCATION: One minute south of Ulmerton Rd.,
off Belcher Rd., @ 126th Ave., N.

LAND AREA: 54,285 SF
DIMENSIONS: 165' x 329' mol

ZONING: N/A
LAND USE: Industrial Limited, City of Largo
FLOOD ZONE: 'X' – No Flood Insurance Required

IMPROVEMENTS: 22,860 SF

LEGAL DESCRIPTION: Lengthy in listing file

YEAR BUILT: 1984

PARKING: 36 spaces

UTILITIES: Water - Pinellas Cty. Electric, Duke
Energy, Sewer & Trash, City of Largo

PRESENT USE: General Warehouse
Storage / Distribution

TAXES: \$16,250.86 (2018)
PARCEL ID #: 12-30-15-70542-100-1402
TRAFFIC COUNT: 22,156 V.P.D. on Belcher Rd.

PRICE: \$ 1,800,000

TERMS: Cash at Closing

NOTES: Wonderful investment opportunity perfectly central to Pinellas County. Great location Belcher between Ulmerton Rd, and Bryan Dairy. Sale lease back of industrial building, Tenant has been in business over 20 years. This investment opportunity provides an 8% Cap Rate, on a NNN lease. Tenant Paramount Power is leasing the entire building at \$6.30/SF in order to control future expansion.

KEY HOOK #: 4

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3 x 4

LISTING CODE: SI-1485-2-03

SHOWING INFORMATION: Call listing associate to arrange showing.



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