



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1539

PROFESSIONAL OFFICE CONDO
ON NORTH SIDE OF ULMERTON ROAD ACROSS FROM LARGO MALL
FOR SALE



10225 ULMERTON RD. SUITE 8-A
LARGO, FL 33771

- PERFECTLY LOCATED IN THE HEART OF LARGO/SEMINOLE
- LOTS OF NATURAL LIGHT
- NEW ROOF!
- BUILDING EXTERIOR AND COMMON AREAS COMPLETELY RENOVATED
- COVERED PARKING SPOT IN BACK PLUS 4 SPOTS IN FRONT
- FULLY FURNISHED IF DESIRED
- PRICE: \$119,000



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

www.kleinandheuchan.com



REVISED: 4/24/20

PROPERTY OVERVIEW

SI-1539

ADDRESS: 10225 Ulmerton Rd. Ste. 8-A
Largo, FL 33771

LOCATION: Just a bit East of entrance to Largo Mall on North side
of Ulmerton Rd. in Sugar Creek Medical and Professional Center

LAND AREA: 8,254 SF MOL
DIMENSIONS: Irregular

ZONING: C-1 (Unincorporated)
LAND USE: ROR

IMPROVEMENTS: 1,190 SF First Floor and
150 SF MOL 2nd Floor Office Building

FLOOD ZONE: most building is "X" / Southeast corner is
"AE" (flood insurance required)

YEAR BUILT: 1982

LEGAL DESCRIPTION: Lengthy – (in listing folder)

PARKING: 4 in front and 1 in back covered

UTILITIES: Electric (Duke Energy)
Water, Sewer & Trash (Pinellas County)

PRESENT USE: Professional Office
(Vacant in May)

TAXES: \$1,432 (2019)

PRICE: \$119,000

PARCEL ID: 03-30-15-86030-008-0010

TRAFFIC COUNT: 54,000 vpd

MONTHLY CONDO FEE: \$425.00 (Maintenance fee covers building insurance, water, sewer, trash, common
lighting, signage, landscaping, parking lot and exterior of building.)

NOTES: No more paying rent! Own your own suite of offices at a wonderful place right in the middle of Seminole/Largo's
highest traffic area. Professional office suite with two private offices, a conference room/larger office, reception and
administrative office, storage area, bathroom and break room with full kitchen. Current décor is professional and takes
you to North Carolina, or you can make it your own. There is lots of natural light throughout, and very workable floor plan for
any medical or professional use. Very attentive management by condo association for easy ownership.

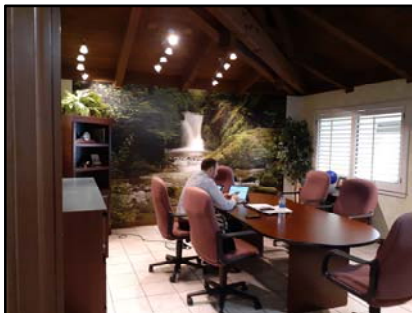
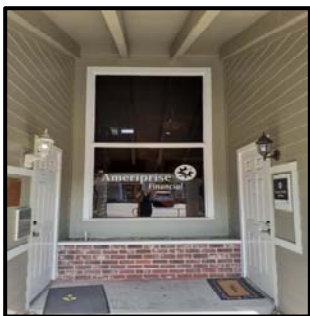
KEY HOOK: T.B.D.

ASSOCIATE: Marilyn Stuelke / (727) 851-3155

K&H SIGNAGE: 3'X4'

LISTING CODE: SI-1539-3-03

SHOWING INFORMATION: Contact listing agent for showing



Floor Plan
(estimated not to scale)

