



Sale Price: \$450,000

Building Size: 4,740 SF

Taxes: \$4,649

Insurance: \$1,381

Traffic Count: 34,000 per day

Property Type: Automotive/Retail

Doors: Six grade level

Zoning: CCS-1

Clear Height: 16'

Parking: Ample spaces

This 4,740 square foot automotive/retail building offers excellent visibility and signage. Located directly across from Carrabba's and minutes from the Tyrone Square Mall. The property is currently occupied and leased by American Transmission on a month to month basis. American Transmission has been a tenant for five (5) years and would be willing to discuss a lease extension. They are currently paying a below market rental rate of \$8.30 PSF on a modified gross basis. The cap rate based on a full price sale is currently 7.4%.

Ned Willis, Broker
727.823.1230 ext. 230
C: 727.481.3356
NWillis@VectorRealty.com

125 5TH STREET SOUTH, SUITE 201, ST. PETERSBURG, FL 33701

WWW.VECTORREALTY.COM

No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to omissions, change of price, rental or other conditions, withdrawal without notice, and to any other limitations imposed by our principals.

REVISED: 2/22/18

