## Automotive/Retail/Investment 3601 Tyrone Boulevard St. Petersburg, FL 33710





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

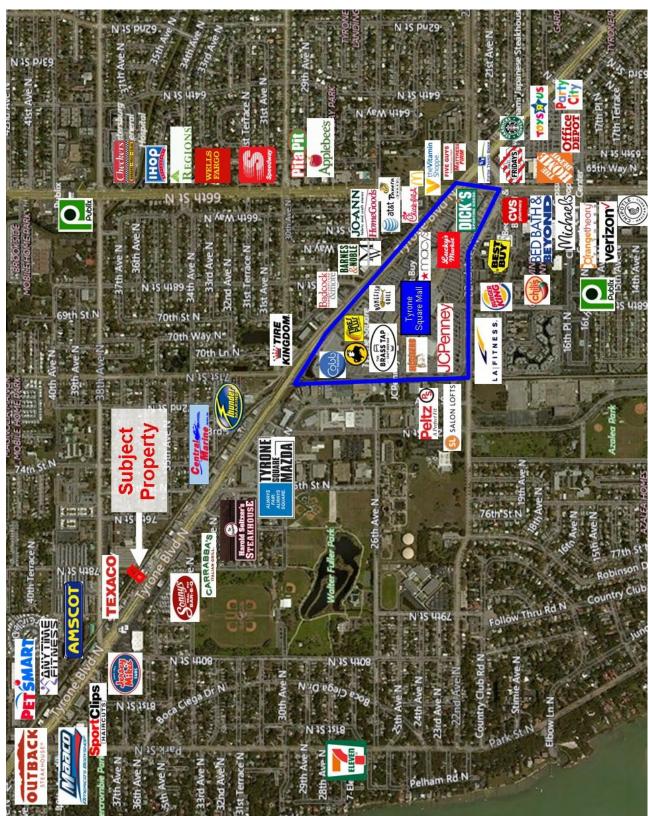
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