

OFFICE FOR SALE

BELLE OAK EXECUTIVE OFFICES

3900 Belle Oak Blvd, Largo, FL 33771



OFFERING SUMMARY

SALE PRICE:	\$649,000
NUMBER OF UNITS:	15
AVAILABLE SF:	
LOT SIZE:	0.31 Acres
BUILDING SIZE:	5,046 SF
ZONING:	IB
MARKET:	Tampa/ St Petersburg
SUBMARKET:	South Pinellas
PRICE / SF:	\$128.62

PROPERTY OVERVIEW

Faulkner Commercial Group is pleased to present for sale this professional executive office building suitable for investor or owner user, just off Belcher Rd in Largo, FL. Approx 5,046 usable/ rentable square feet Ideal for attorney, CPA, real estate, online or medical sales or other professional office use. Ideally situated in an inviting, quiet neighborhood. Serene pond in the rear of the building.

Roof and energy saving A/C are approximately three years old. Currently, 6 of the 15 units are leased. The building is ADA accessible and features 11 parking spaces, two separate lobby entrances/ waiting rooms, security cameras, two restrooms, a kitchen, and a storage room. Outstanding location just south of FL 686/ East Bay Rd/ Roosevelt Blvd. Possible Seller financing.

All information was obtained from the owner and public records, Buyer prospects should conduct due diligence. Ownership interest by a licensed real estate agent.

PROPERTY HIGHLIGHTS

- 15 Rentable Offices
- ADA Accessible
- Suitable for Investor or Owner User
- Common Kitchen, Restroom & Storage

KW COMMERCIAL
138 River Road,
Suite 107
Andover, MA 01810

LAUREN DEFRADESCO
Commercial Advisor
0: 800.281.1316
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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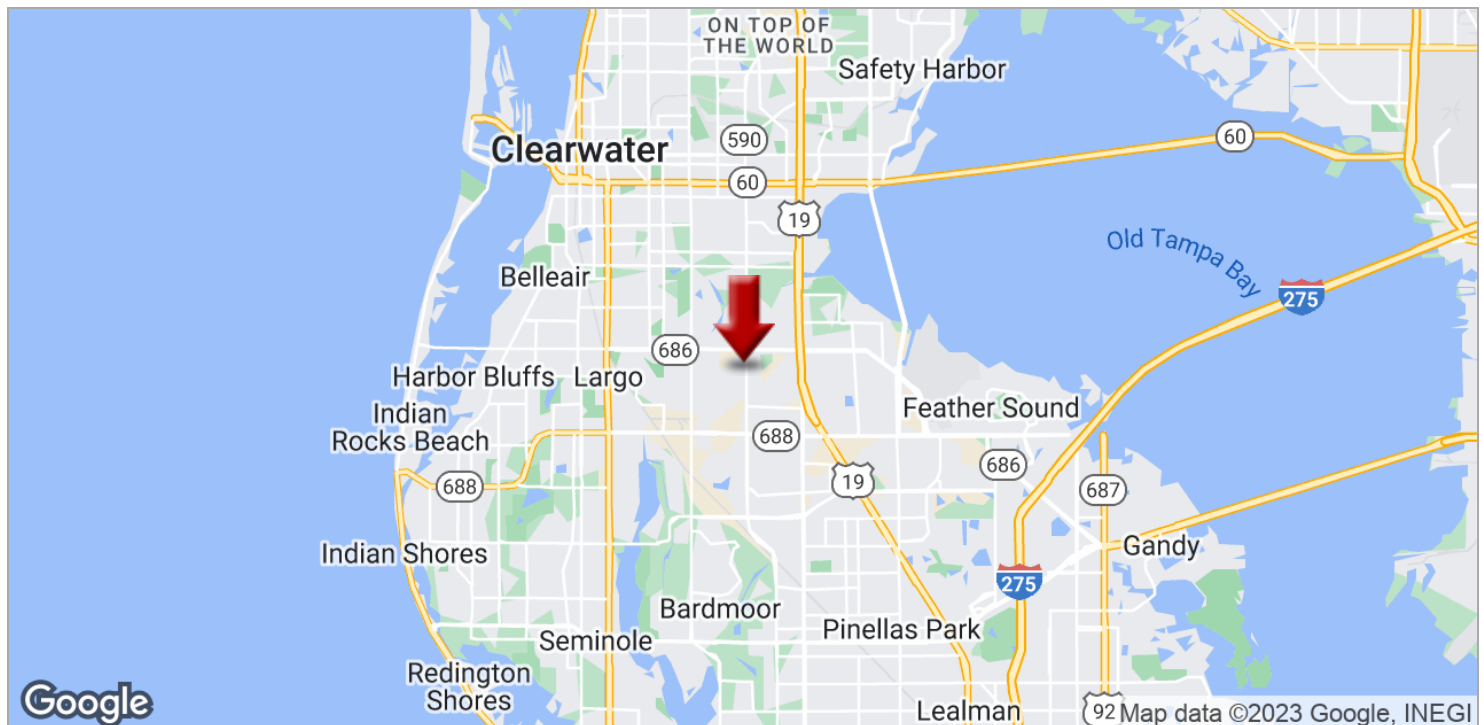
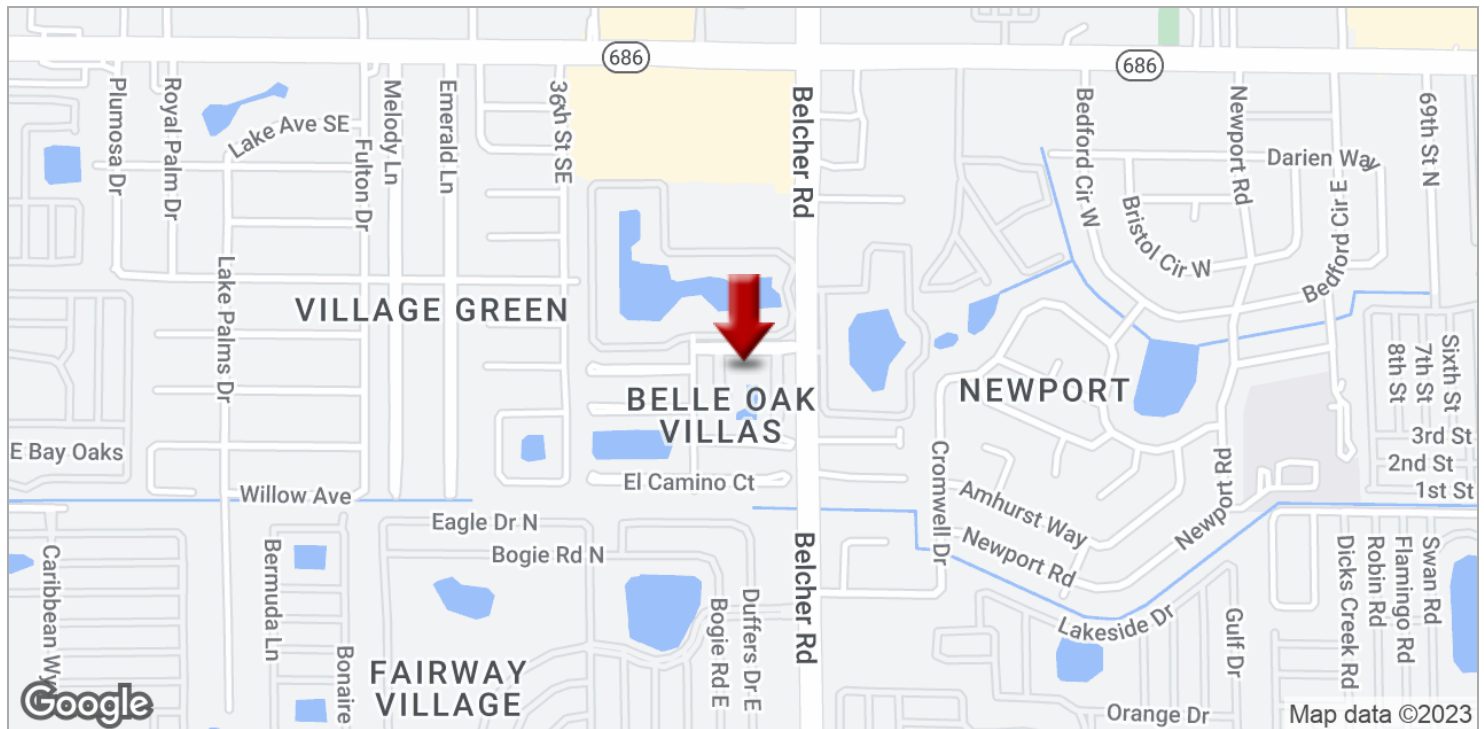
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	17,381	50,747	104,716
Median age	48.0	47.2	45.5
Median age (male)	44.9	44.8	43.6
Median age (Female)	51.0	49.4	47.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,652	22,536	44,784
# of persons per HH	2.3	2.3	2.3
Average HH income	\$51,056	\$54,311	\$55,081
Average house value	\$132,162	\$175,639	\$185,179

* Demographic data derived from 2020 ACS - US Census

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36-29-15-07327-000-1280[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 10, 2019**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
KHATOON, MOUSUMI 7528 37TH AVE N ST PETERSBURG FL 33710-1226	3900 BELLE OAK BLVD LARGO

[Property Use:](#) 1730 (General Office)

Total Heated SF: 5,046 Total Gross SF: 5,880

[click here to hide] **Legal Description**

BELLE OAK VILLAS UNIT 1 PARCEL 1 (COMMERCIAL)

File for Homestead Exemption			2019 Parcel Use	
Exemption	2019	2020		
Homestead:	No	No		
Government:	No	No	Homestead Use Percentage: 0.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%	
Historic:	No	No	Classified Agricultural: No	

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20638/2276	Sales Query	121030254161	D	Compare Preliminary to Current FEMA Maps	91/41

2019 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	No	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000
2017	No	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000
2016	No	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000
2015	No	\$215,000	\$215,000	\$215,000	\$215,000	\$215,000
2014	No	\$216,100	\$216,100	\$216,100	\$216,100	\$216,100
2013	No	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000
2012	No	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000
2011	No	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000
2010	No	\$310,000	\$310,000	\$310,000	\$310,000	\$310,000
2009	No	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000
2008	No	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000
2007	No	\$371,000	\$371,000	\$371,000	N/A	\$371,000
2006	No	\$360,000	\$360,000	\$360,000	N/A	\$360,000
2005	No	\$285,000	\$285,000	\$285,000	N/A	\$285,000
2004	No	\$235,000	\$235,000	\$235,000	N/A	\$235,000
2003	No	\$220,000	\$220,000	\$220,000	N/A	\$220,000
2002	No	\$200,000	\$200,000	\$200,000	N/A	\$200,000
2001	No	\$189,800	\$189,800	\$189,800	N/A	\$189,800
2000	No	\$182,600	\$182,600	\$182,600	N/A	\$182,600
1999	No	\$182,300	\$182,300	\$182,300	N/A	\$182,300
1998	No	\$209,600	\$209,600	\$209,600	N/A	\$209,600
1997	No	\$177,500	\$177,500	\$177,500	N/A	\$177,500
1996	No	\$173,100	\$173,100	\$173,100	N/A	\$173,100

2019 Tax Information[2019 Tax Bill](#)Tax District: [LA](#)

2019 Final Millage Rate

20.5020

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
20 Jul 2018	20136 / 1070	\$380,000	Q	I
07 Apr 2015	18741 / 0607	\$60,000	U	I
11 Aug 2010	17002 / 0057	\$156,100	U	I
14 Aug 1995	09076 / 2207	\$135,000	U	I
08 Jul 1987	06535 / 1373	\$61,300	Q	

2019 Land Information

Seawall: No

Frontage:

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Off Bldg 1 Story (17)	85x159	6.25	13515.0000	1.0000	\$84,469	SF

[\[click here to hide\] 2020 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 3900 BELLE OAK BLVD

Building Type: **Offices**

Quality: **Average**

Foundation: **Spread/Mono Footing**

Floor System: **Slab On Grade**

Exterior Wall: **Concrete Blk/Stucco**

Roof Frame: **Wood Frame/Truss**

Roof Cover: **Composition Shingle**

Stories: **1**

Living units: **0**

Floor Finish: **Carpet Combination**

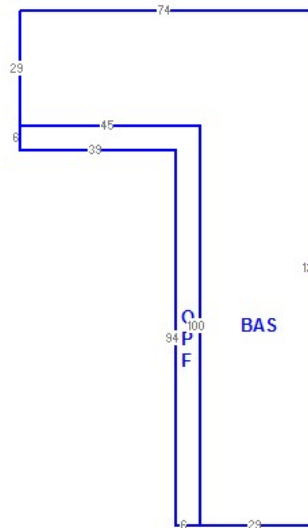
Interior Finish: **Dry Wall**

Fixtures: **4**

Year Built: **1987**

Effective Age: **33**

Cooling: **Heat & Cooling Pkg**



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Building Heated SF	Gross Area SF
Base (BAS)	5,046	5,046
Open Porch (OPF)	0	834
Total Building Heated SF: 5,046		Total Gross SF: 5,880

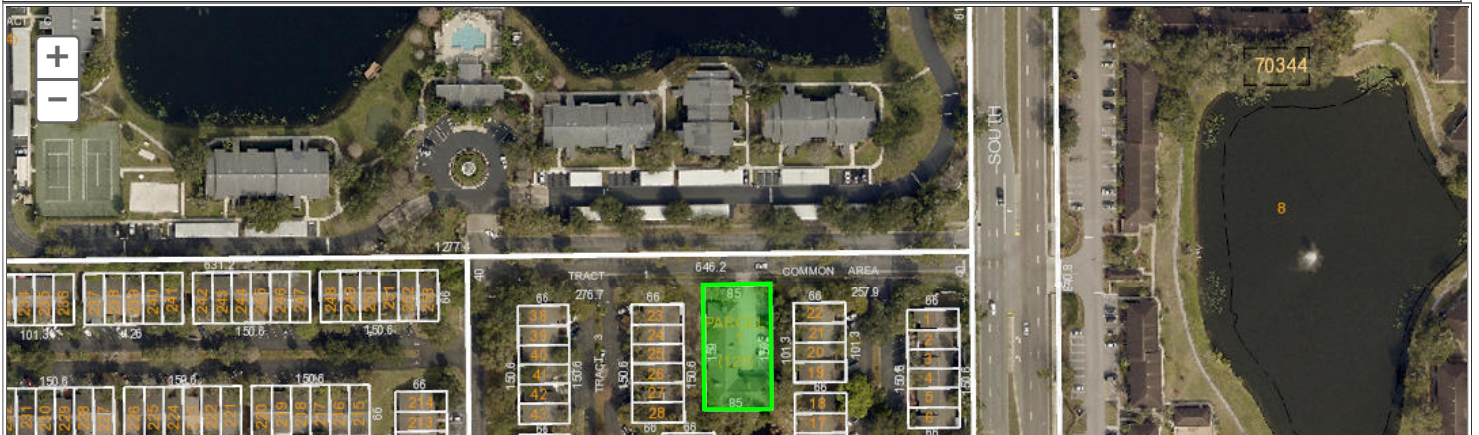
[\[click here to hide\] 2020 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$1.75	3,000.00	\$5,250.00	\$5,250.00	0

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BCP1807-0682	TPP USE	06 Aug 2018	\$0
BCP1806-0054	COMMERCIAL ADD	19 Jun 2018	\$0
BCP1806-0055	COMMERCIAL ADD	19 Jun 2018	\$0
BCP1712-0521	SPECIAL USE	05 Feb 2018	\$0
2015110478	HEAT/AIR	24 Nov 2015	\$5,000
2014120329	COMMERCIAL ADD	15 Jan 2015	\$0
2014120344	COMMERCIAL ADD	08 Jan 2015	\$0
2010070195	SPECIAL USE	19 Jul 2010	\$900
2009070038	SPECIAL USE	06 Jul 2009	\$0
2006060011	ROOF	31 Aug 2006	\$7,050
00069074	SPECIAL USE	30 Jul 2002	\$3,781





If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

Prepared by and return to:

Jon B. Coats, Jr.
President
Veritas Title, Inc.
4055 Central Avenue
St. Petersburg, FL 33713
727-388-0512
File Number: QCD-Matin
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this **2nd** day of **August, 2019** between **Russell Matin and Mousumi Khatoon**, husband and wife whose post office address is **7528 37th Ave N, St. Petersburg, FL 33710**, grantor, and **Mousumi Khatoon**, a married woman whose post office address is **7528 37th Ave N, St. Petersburg, FL 33710**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Pinellas County, Florida** to-wit:

Parcel 1, BELLE OAK VILLAS UNIT 1, a subdivision according to the plat thereof recorded in Plat Book 91, Pages 41 and 42, of the Public Records of Pinellas County, Florida.

Parcel Identification Number: 36-29-15-07327-000-1280

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Casey Vantassell
Witness Name: Casey Vantassell

Alison Butcher
Witness Name: Alison Butcher

Russell Martin
Witness Name: Casey Vantassell

Alison Butcher
Witness Name: Alison Butcher

Russell Martin (Seal)

Mousumi Khatoun (Seal)
Mousumi Khatoun

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 2nd day of August, 2019 by Russell Martin and Mousumi Khatoun, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Alison Butcher
Notary Public

Printed Name: _____

My Commission Expires: _____

