

9220 Antilles Dr., Seminole, FL 33776



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$999,000
<b>LOT SIZE:</b>	1 Acres
<b>BUILDING SIZE:</b>	9,559
<b>ZONING:</b>	CG, C-2
<b>MARKET:</b>	Tampa Bay
<b>SUBMARKET:</b>	West Pinellas
<b>PRICE / SF:</b>	\$104.51

## PROPERTY OVERVIEW

For Sale! Everything is Included, Get a Fully Operational Auto Service Center, as a Bonus with the Building! 9559 Square Feet on just a Bit More Than an Acre, in the Heart of Seminole, yet this is technically, in unincorporated Pinellas County. CG, C-2 zoning, which Allows Almost Any kind of Operation Except Heavy Industrial. Located Where Oakhurst Road and Antilles meet, just North of Park Blvd and just East of Indian Shores. Same Owner for 35 Years, 10 Bay Auto and Tire Service Center. Building and Land are Appraised at Over the Asking Price. Family Business, Death Forces the Sale. You are Buying the Building and Land. Seller will Give you the Business Name, Telephone Number, Existing Equipment and Inventory, As a Bonus. Currently, Grossing Just Under \$500k Annually. 2 Mechanics & 1 Helper. Owner works Front Desk as a Service Writer. One Acre MOL, plenty of parking and current owner rents some spaces for storage of trucks, Campers and boats! more than enough income to pay your property taxes and maybe property insurance!

Turn Key Business Close to the Beaches in a High Income Area. Flood Zone x, 52ft Elevation

### Property Highlights:

- 1 Acre (MOL) with a 9,959 SF Building
- Great Location Next to Publix Shopping Center just North of Park Blvd and South of Ulmerton Road, where Antilles and Oakhurst Road meet.
- 250 ft of Frontage Along 137th Street/Antilles Dr. with Prominent Signage.
- Surrounding Retail Include a Publix Anchored Shopping Center, True Value Hardware, Dollar General, & a Popular Sports Pub/Bar.
- Property is in unincorporated Pinellas County, but the neighborhood is known as Seminole.
- Close to Major Roads that Come From the Beach to I-275: Park Boulevard, Walsingham (Ulmerton) Blvd, & 102 Ave (Bryan Dairy), and 86th ave. Near all Seminole schools.

Building is Solid Block Construction With Steel Framing and a Metal Roof. This is Also A Clear Span, the Main Floor is Totally Open with No Supports or Obstructions. Plenty of Room for Storage Parking, Extra Income, Easy Access for Large Motor Homes and/or Tractor Trailers. Recent Phase One Environmental Report. Zoning Makes This a Must See Property. Great High Ceilings and Large Parking Area Make This a Very Versatile Property. It's a Great Site for a Brew Pub, Light Manufacturing, or the Next Generation of Auto Repair.

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## RETAIL FOR SALE



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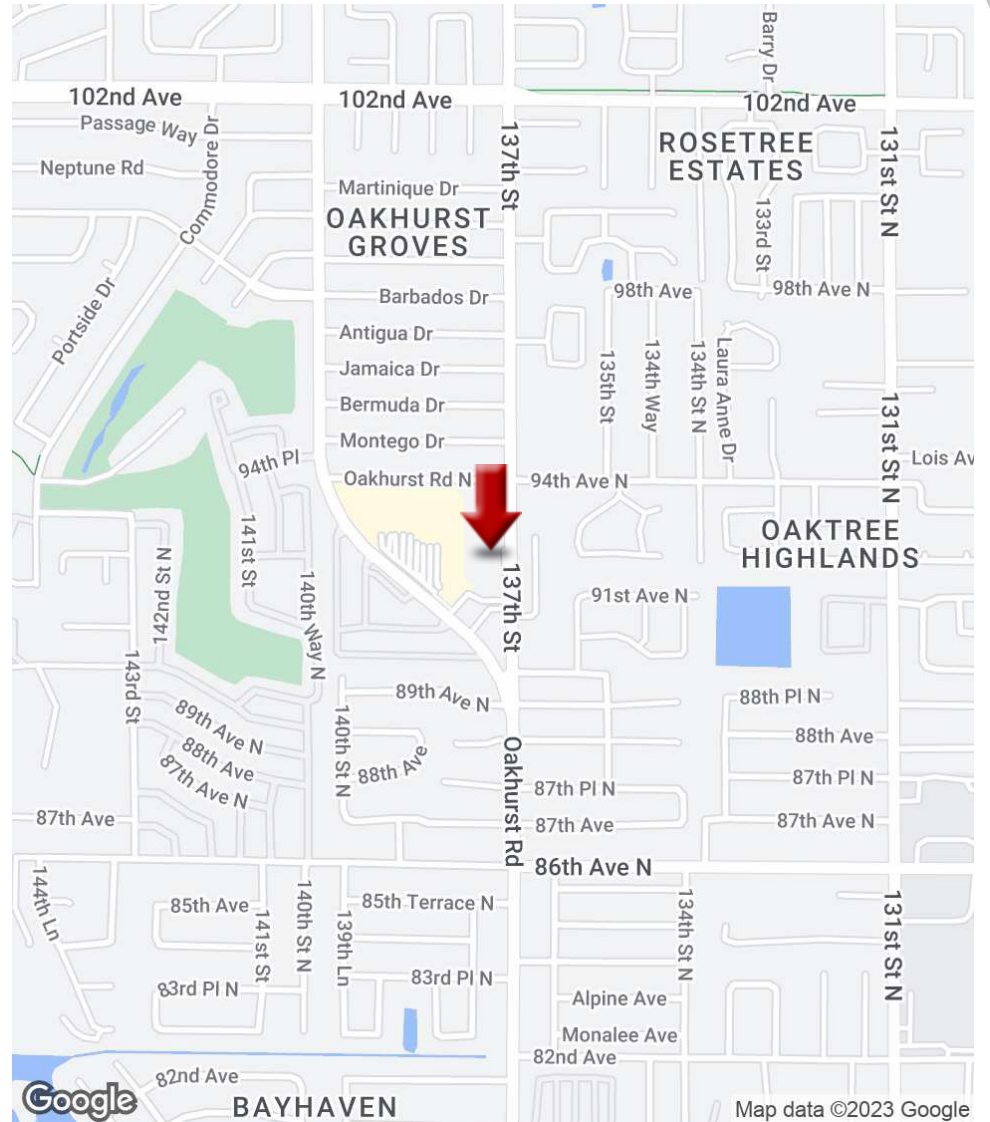
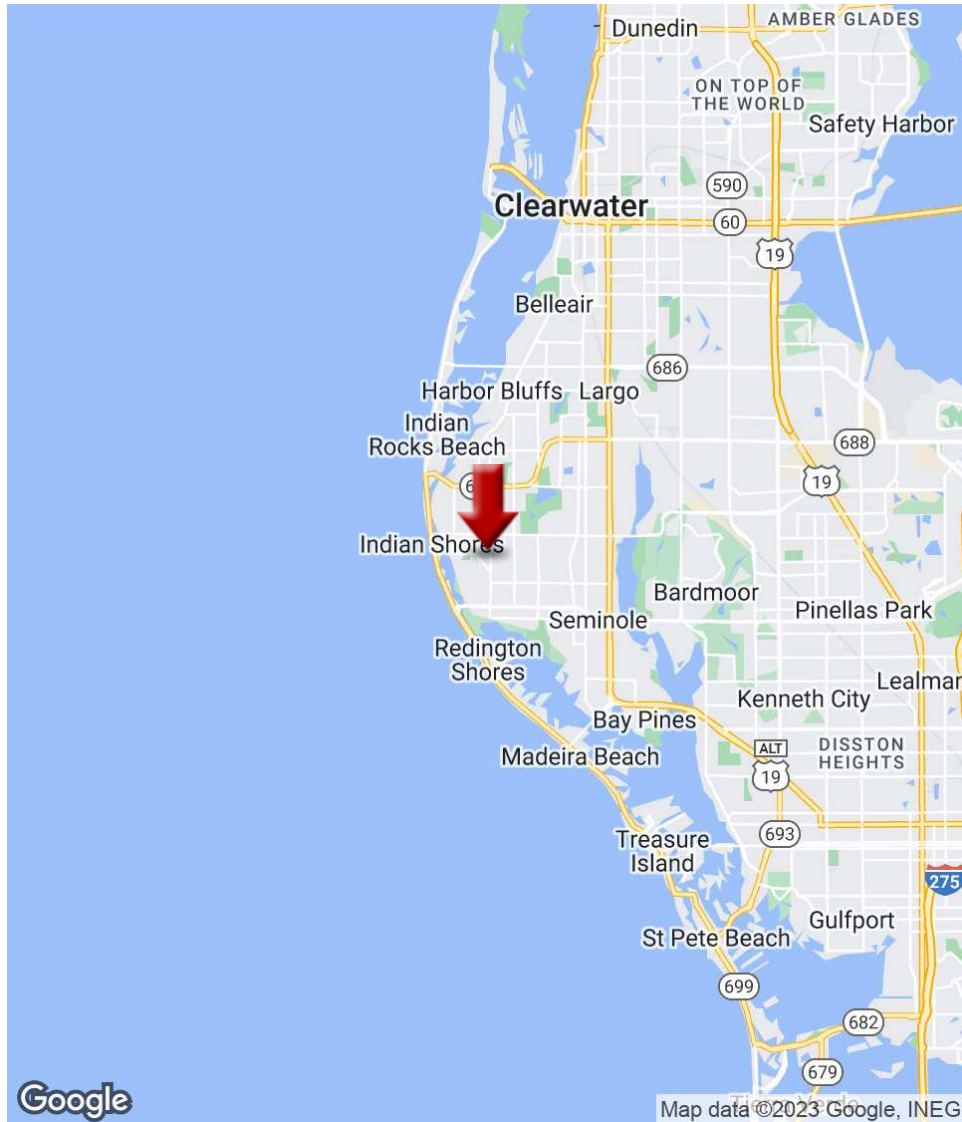
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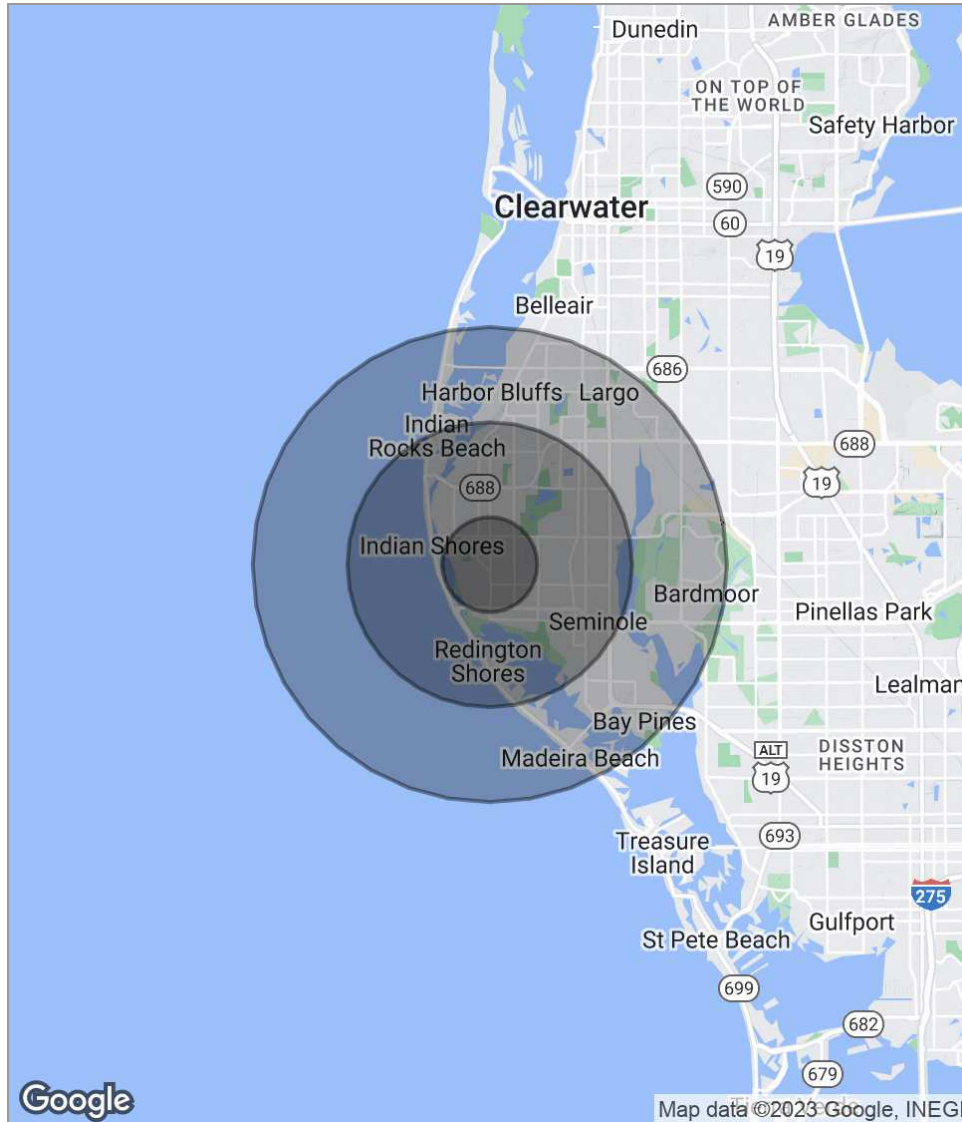
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,246	66,010	137,594
Median Age	47.9	48.2	48.9
Median Age (Male)	46.4	46.2	46.9
Median Age (Female)	49.5	50.1	50.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,228	28,677	61,939
# Of Persons Per HH	2.5	2.3	2.2
Average HH Income	\$77,276	\$67,896	\$63,679
Average House Value	\$295,963	\$306,455	\$273,205

\* Demographic data derived from 2020 ACS - US Census

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