

U8176537 3984 TYRONE BLVD N, ST PETERSBURG, FL 33709

County: Pinellas
Legal Subdivision Name: BOCA CIEGA TERMINALS
Property Style: Business
Ownership: Sole Proprietor
Year Built: 1973
Flex Space SqFt:
Office Retail Space SqFt:
Commercial Transaction Terms:
Status: Active
9 2ND PARTIAL REPLAT
List Price: \$1,600,000
LP/SqFt: \$377.18
Special Sale: None
ADOM: 0 **CDOM:** 0
Heated Area: 6,906 SqFt / 642 SqM
Total SqFt: 4,242 SqFt / 394 SqM
Total Annual Assoc Fees: 0.00
New Construction: No
Flood Zone Code: x
Number of Tenants: Single User

Fantastic commercial space For Sale. Currently this building is being leased and operated as a successful Maaco automotive operation. The commercial building is located on an extremely busy divided highway near Tyrone Mall accessible from Tyrone Boulevard either directly or via medi curb cut. The building is steel frame with aluminum siding. Both the building and signage on the front of the building have great visibility. The build currently has nine automotive bays, one bathroom, a private office and a large entry and waiting room for customers. In addition, there is more th ample parking available. Sale is subject to current lease terms.

Land, Site, and Tax Information

SE/TP/RG: 01-31-15	Zoning:	Section #: 01
Subdivision #: 09937	Future Land Use: 27	Block/Parcel: 001
Tax ID: 01-31-15-09937-001-0010		
Taxes: \$12,812.84	Tax Year: 2021	Lot #: 0010
Book/Page: 0071/0035 Alt Key/Folio #:	Complex/Comm Name:	
Legal Desc: BOCA CEIGA TERMINALS NO. 9 15FT TH S56DE 30FT TH N34DE 15FT TH S56DE 48.25 FT TO POB 2ND PARTIAL REPLAT BLK 1, LOT 1 TOGETHER WITH PT OF LOT B OF BOCA CIEGA TERMINALS NO. 9 PART REP DESC BEG MOST NLY COR OF LOT A TH S34DW 150FT TH N56DW 100FT TH N34DE 150		Front Exposure:
Road Frontage: Divided Highway, Main Thoroughfare	Flood Zone: x	Front Footage:
Add Parcel: No # of Parcels:	Additional Tax IDs:	
Utilities Data: Electricity Available, Public, Sewer Nearby, Water Connected	Total Acreage: 1/2 to less than 1	Lot Size: 29,765 SqFt / 2,765 SqM
Parking: Ground Level	Lot Size Acres: 0.68	
Lot Dimensions:	Waterfront Ft: 0	
Water Frontage: No	Water Name:	
Water Access: No	Water Extras: No	
Water View: No		

Interior Information

Floors: 1	Total Number of Buildings: 1	# Offices: 1
# of Restrooms: 1	# of Hotel/Motel Rooms:	# of Conference/Meeting Rooms:
A/C: Central Air	Ceiling Height:	Freezer Space YN:
Heat/Fuel:	Water: Public	Window Features:

Exterior Information

Ext Construction: Metal Frame, Metal Siding	# of Bays:
Roof Construction: Metal	# of Bays Grade Level: 9
Foundation: Slab	
Road Surface Type: Concrete, Paved	
Road Responsibility: Public Maintained Road	
Building Features: Bathrooms, High Bays, Reception, Seating, Waiting Room	
Signage: On Building	

Green Features**Income and Expense****Realtor Information**

List Agent: Drew Carlyle, Jr	List Agent ID: 288549544	List Agent Direct: 727-420-6973
List Agent E-mail: drewcarlyle@kw.com	List Agent Fax: 727-231-0968	List Agent Cell: 727-420-6973
List 2 Agent: Carole Lhuillier	List Agent 2 ID: 288549681	List Agent 2 Phone: 727-430-6145
List Agent 2 Email: CaroleL@KW.com		
List Office: KELLER WILLIAMS GULF BEACHES		List Office ID: 260032401
List Office 2:		List Office 2 ID: 260032401
KELLER WILLIAMS GULF BEACHES		
Original Price: \$1,600,000	List Office Fax: 727-367-6170	List Office Phone: 727-367-3756
On Market Date: 09/16/2022		LP/SqFt: \$377.18
Previous Price:	Price Change:	Expiration Date: 01/31/2023
Possession: Negotiable	Owner Phone:	Listing Type: Exclusive Right To Sell
Owner: OWNER OF RECORD	Bonus: No	Bonus Exp Date:
Spec List Type: Exclusive Right To Sell	Non-Rep: 2.5%	Trans Broker: 2.5%
Single Agent: 2.5%		
Dual Variable Compensation YN: No		
Sale Includes: Building(s) and Land, Leases		
Realtor Info:		
Confidential Info:		
Showing Instructions: Appointment Only, Call Listing Agent, Listing Agent Must Accompany, Use ShowingTime Button		
Driving Directions: Take Park Street North, and head North toward Tyrone Mall and Bay Pines area. Turn Right on Tyrone Boulevard Nor thto addr of property.		
Realtor Remarks: Contact realtor for showing appointment. Listing agent will accompany. Please do not approach current tenant.		

Seller's Preferred Closing Agent**Closing Agent Name:** JoAnne Davison**Phone:** 7273631000

Email: JDavison@coastlinetitle.com

Fax:

Address: 8550 Blind Pass Road St Pete Beach, Florida 33706

Closing Company Name: Coastline Title Company

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