

RESTAURANT & APARTMENT INVESTMENT HIGHLY DESIRABLE TIERRA VERDE—\$ 1,850,000



PROPERTY CONSISTS OF A 2 STORY BUILDING WITH 2 UNITS LEASED TO SEPARATE LONG TIME RESTAURANT OWNERS ON 1ST FLOOR, & FOUR 2BR/1BA APARTMENTS ON 2ND FLOOR

INCLUDES EXTRA LOT TO REAR OF BUILDING USED FOR PARKING, TOTALING 18,764 SQ FT OF LAND AND ABOUT 20 PARKING SPACES

TIERRA VERDE IS AN EXCLUSIVE PINELLAS COUNTY COMMUNITY HOME TO ONE OF THE TOP RATED BEACHES IN THE WORLD, FORT DESOTO, WHICH IS JUST A SHORT DISTANCE FROM PROPERTY

VERY LITTLE COMMERCIAL ZONING IN THIS DESIRABLE AREA

RESTAURANT OWNERS LEASES HAVE EXPIRED; BOTH ARE DESIROUS OF SIGNING LONG TERM EXTENSIONS, BUT OWNER HAS KEPT ON MONTHLY BASIS SO THAT ALL OF BUYER'S OPTIONS ARE OPEN

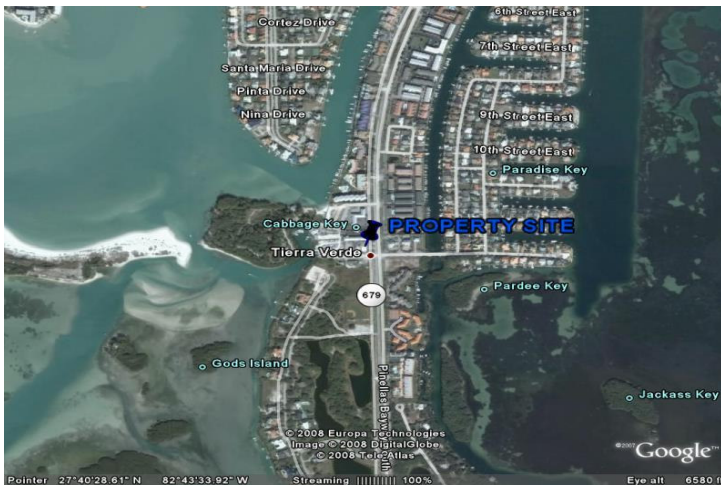
APARTMENTS ARE ALSO VACANT FOR SAME REASON, BUT HIGHLY RENTABLE IN THIS CHOICE SPOT

COULD DO CONDO CONVERSION ON APARTMENTS AS WELL AS COMMERCIAL SPACES, OR REHAB UPSTAIRS FOR OFFICES

BLOCK BUILDING IS 8,500 SQ FT, SPLIT EQUALLY BETWEEN THE TWO STORIES, WAS BUILT IN 1968, AND HAD A NEW ROOF IN 2006

NICE INSIDE COURTYARD ON BOTH FLOORS, ALLOWING FOR EXTRA SEATING FOR DOWNSTAIRS RESTAURANT PATRONS

INDIVIDUALLY METERED FOR UTILITIES, AND REAL ESTATE TAXES ARE \$ 14,424



INCOME & EXPENSE INFO AVAILABLE WITH CONFIDENTIALITY AGREEMENT

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ALSO LICENSED OR AFFILIATED IN IN GEORGIA, NORTH CAROLINA CONNECTICUT & MASSACHUSETTS !