

# Sauter & Associates LLC.

COMMERCIAL AND INVESTMENT  
REAL ESTATE

**William Buddy Sauter, Licensed R.E. Broker**

St. Petersburg - Tampa

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## Featured Property

Brief Description - Gorgeous 4 Bay Self Service Car wash with additional prime Land for Development. Expand the carwash with a tunnel wash or add retail stores.

**Address: 353 49th St S St Petersburg 33707**

**Sale Price: \$323,000**



## Property Attributes

- Located on major corridor 49th Street just south of Central Avenue in St. Petersburg.
- Car Wash is in excellent condition with no deferred maintenance.
- Land, equipment and building are included in the sale.
- Car wash is new in 2006.
- Car wash is on .26 acres with 120 ft. of frontage on busy 49th Street.
- Owner is available to assist buyer during transition phase
- The adjacent vacant land parcel is also available. It is 0.36 acres with 150 ft. of frontage on 49th Street.

## Directions to Property

**From downtown St. Petersburg:** - Proceed west on Central Avenue all the way to 49<sup>th</sup> Street and turn left. Proceed south to the address on the right hand side.

**From I-275 in Pinellas County:** - Take the 5<sup>th</sup> Avenue North exit and take a right on 5<sup>th</sup> Avenue North. Proceed west all the way to 49<sup>th</sup> Street North and then turn left to go south. Proceed south across Central Avenue (The avenues will begin to count up on the south side of Central Avenue). Proceed to address on the right hand side.

Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.

## Sauter & Associates - Property Details - 727-421-3706

Address: 353 49th Street South

Location: Pinellas County

Land Area: 0.29 Acres (Car Wash)

Zoning: CCS-1 zoning in St. Petersburg

Building Heated Square Feet: 1850 SF

Building Total Square Feet: 1500 SF

Flood Zone: Non Evacuation

Improvements: Self Service Car Wash

Legal Description: BELLECREST HEIGHTS REV  
PLAT OF BLKS 1, 6 & 7 BLK 7, LOTS 11 THRU 14

Year Built: 2006

Utilities: Water / Sewer / Electric

Parking: not applicable

Present Use: Car Wash and vacant land

Taxes: \$3,099.31

Parcel Id: 21-31-16-07191-007-0110 / 21-31-16-07191-007-0150

Sales Price: \$323,000

Terms: Cash or conventional or SBA financing.

Lease Rate: Not for lease.

Terms: Please contact listing agent for showing by calling 727 421 3706.

Do not disturb the tenant. Contact broker for an appointment.



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