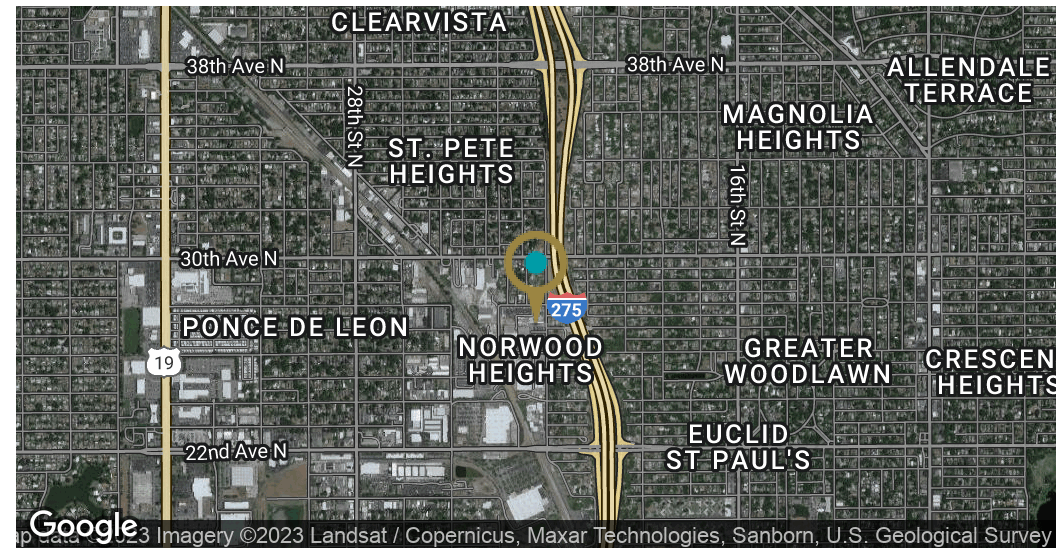


Executive Summary 2700 22nd Street N, Saint Petersburg, FL 33713



OFFERING SUMMARY

Sale Price:	\$999,000
Building Size:	13,824 SF
Lot Size:	15,000 SF
Price / SF:	\$72.27
Year Built:	1951
Renovated:	2013
Zoning:	IT - Industrial traditional
Market:	South Pinellas County
Submarket:	St. Petersburg
Parking:	10 onsite

PROPERTY OVERVIEW

PRICE REDUCED FOR IMMEDIATE SALE! Now offered at \$999,000 (\$72/sf!!)

Must see this fully air-conditioned 13,824 SF building that has been meticulously updated and maintained. The all masonry building is fully equipped with a fire sprinkler system and a large functioning freight elevator. The ground floor features an attractive reception area, lounge, executive office, male and female locker rooms with showers, and a large 72 x 61 ft open production area. Additional office/production areas, lounge, and restrooms are found on the second level. The 1-bedroom manager's apartment is legally permissible with IT zoning designation, creating an ideal live-work opportunity. Designed, fully permitted and city approved for assembly usage, this space would be perfect for fitness, school, or childcare concept. Former roll-up doors on the southern and western elevations can easily be resurrected and returned to full function for manufacturing, warehouse/storage, and production. Super adequate 3-phase power.



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Complete Highlights 2700 22nd Street N, Saint Petersburg, FL 33713



LOCATION INFORMATION

Building Name	Endless Possibilities- Flex Space- Production- Warehouse-Fitness-School
Street Address	2700 22nd Street N
City, State, Zip	Saint Petersburg, FL 33713
County	Pinellas
Market	South Pinellas County
Sub-market	St. Petersburg
Cross-Streets	27th Avenue N

BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Single
Minimum Ceiling Height	10 ft
Number of Floors	2
Average Floor Size	6,912 SF
Year Built	1951
Year Last Renovated	2013
Free Standing	Yes

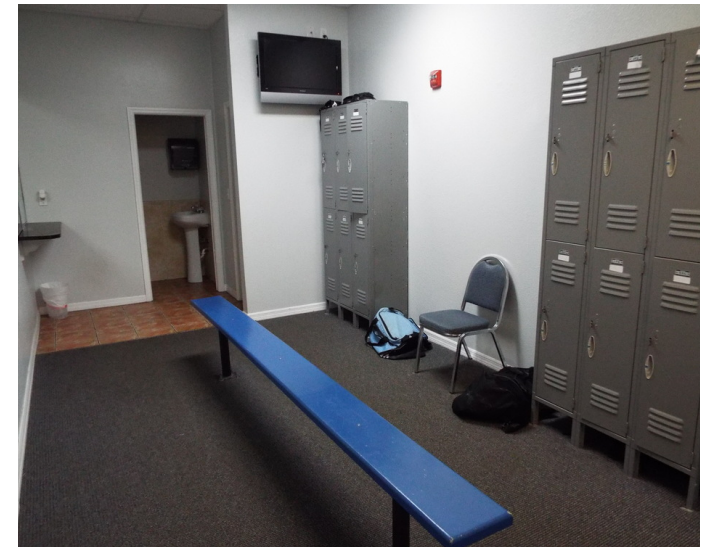
PROPERTY HIGHLIGHTS

- *PRICE REDUCTION*
- 100% air conditioned and fire sprinkler equipped
- 3-phase power & Quality finishes
- Excellent owner-user property



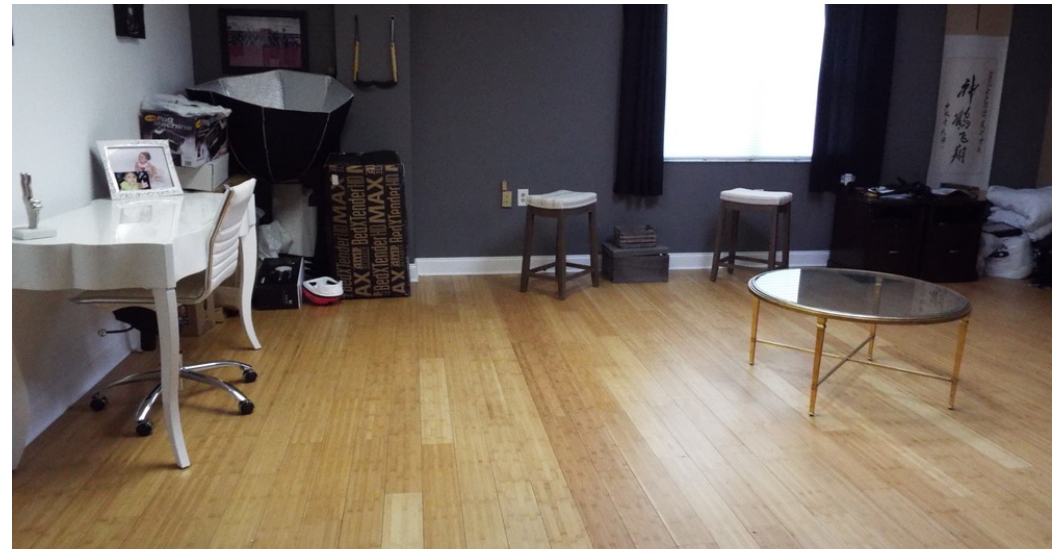
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Additional Photos 2700 22nd Street N, Saint Petersburg, FL 33713



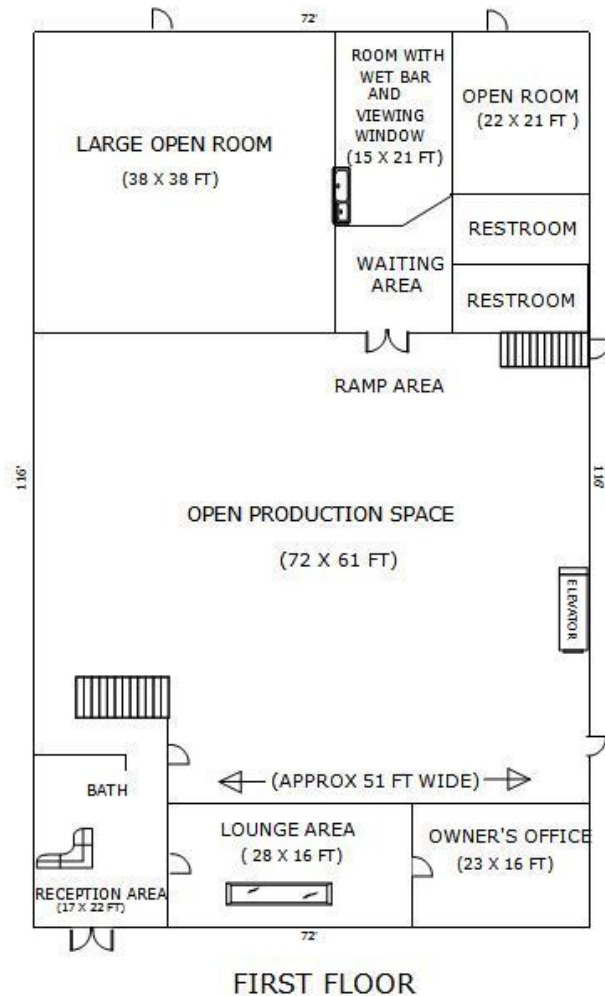
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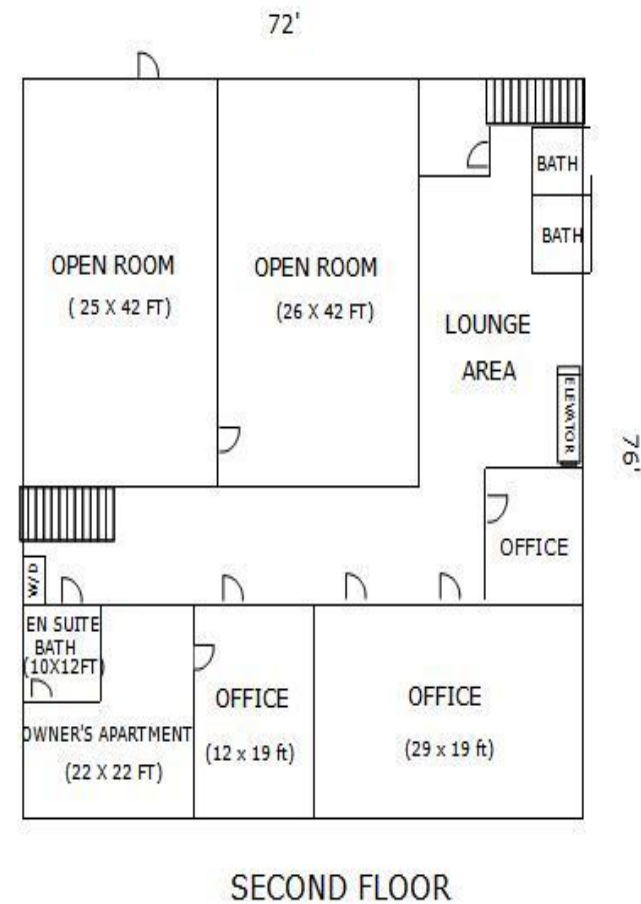


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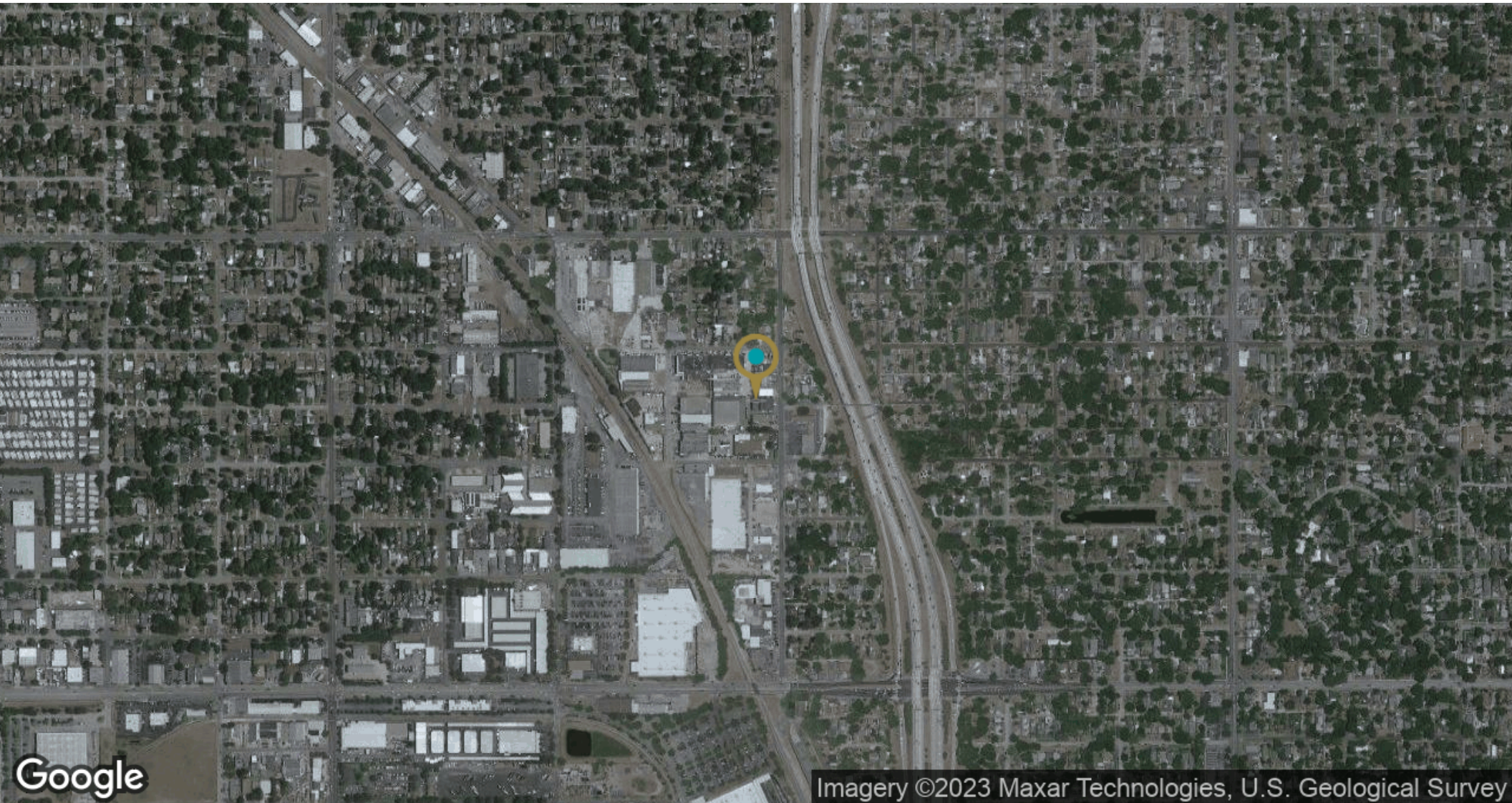
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ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED



Aerial Maps *2700 22nd Street N, Saint Petersburg, FL 33713*



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Demographics Map & Report 2700 22nd Street N, Saint Petersburg, FL 33713

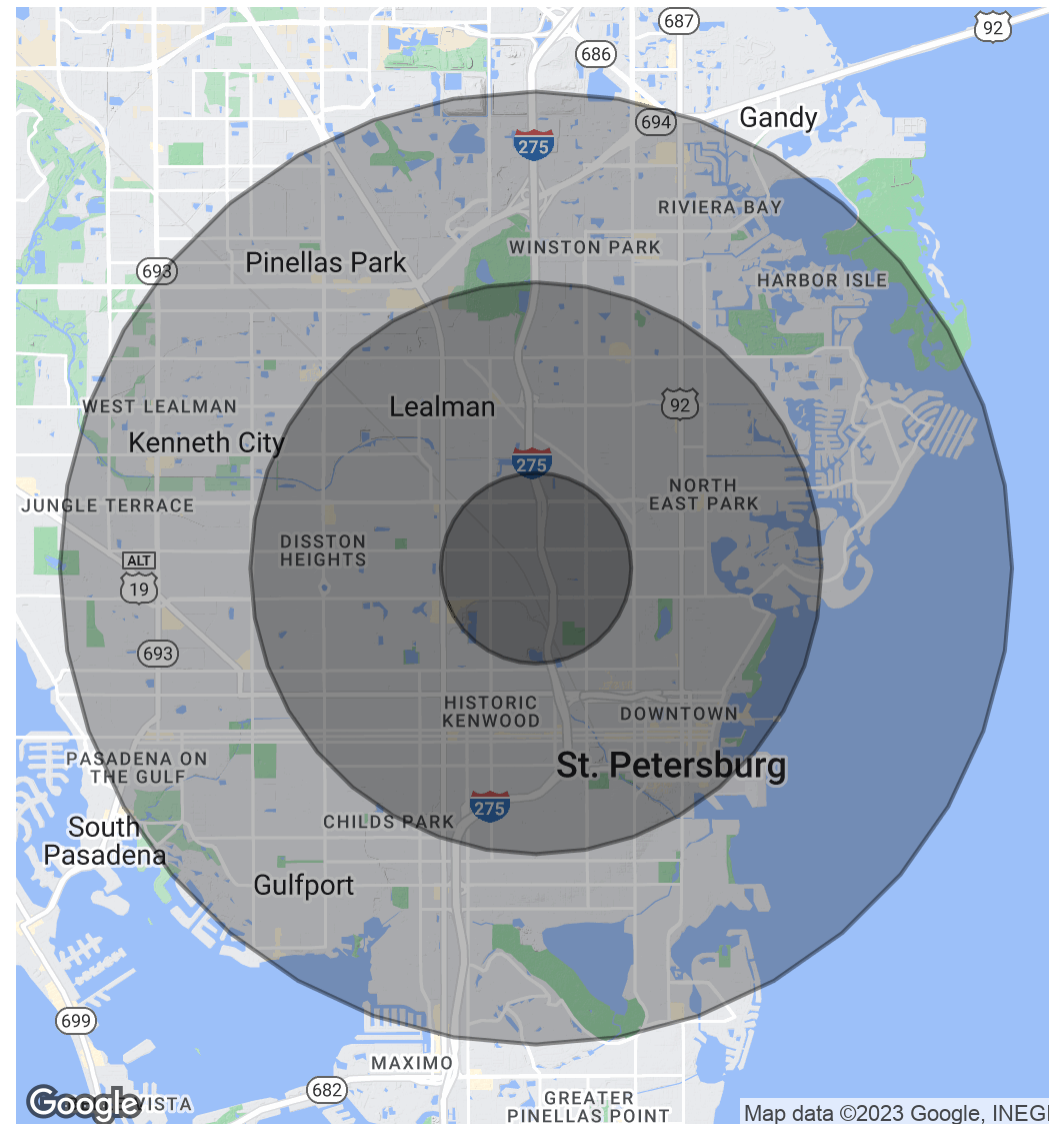
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,578	125,779	274,010
Average age	40.2	41.6	41.8
Average age (Male)	39.1	40.6	40.1
Average age (Female)	41.3	42.5	43.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,361	55,720	117,320
# of persons per HH	2.3	2.3	2.3
Average HH income	\$50,734	\$53,045	\$54,195
Average house value	\$172,179	\$185,192	\$200,357

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1 2700 22nd Street N, Saint Petersburg, FL 33713



JOHN BARKETT

Broker/Owner

john@barkettrealty.com

Direct: 727.388.9500 | **Cell:** 727.510.7106

PROFESSIONAL BACKGROUND

As an established Tampa Bay area real estate specialist for nearly two decades, John Barkett, MAI has personally been involved in numerous transactions of office buildings, retail centers, warehouses, hotels/motels, apartment complexes and vacant land as well as a multitude of residential properties from bungalows to mansions. He assists Sellers and Buyers as well as Landlords and Tenants with real estate sales and leasing concerns from simple to complex by leveraging his three decades of both commercial and residential real estate experience (including 10 years in NYC) as well as by utilizing his vast connections and interpersonal skills. His passion for and extensive knowledge of local and surrounding real estate markets blends with his high regard for the basic principle of time and effort. Some things just require more of it and he is willing to do what it takes to make his clients successful. His analytical background and ongoing valuation business including expert testimony in both district and federal courts provides valuable information allowing the presentation of an extensive view of the current market. John's differentiator is his ability to assess commercial properties, understanding their current value, development potential and long term value. These skills afford John the opportunity to develop long-term relationships while growing and managing his clients' portfolios

EDUCATION

In addition to holding the Member of the Appraisal Institute (MAI) designation, John is also a Florida State Certified General Appraiser as well as a Florida State Licensed Real Estate Broker specializing in the sale, leasing and development of commercial real estate. John holds a Bachelor of Science Degree in Business Administration (Business Management) from Western New England University (WNEU) as well as a Masters Degree from New York University (NYU) in Real Estate Valuation and Analysis.

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