

# RELIGIOUS PROPERTY FOR SALE

1310 22ND AVENUE SOUTH | ST. PETERSBURG, FL 33705

17,608± TOTAL SF ON 1.64± AC FOR MORE INFO CALL 407.540.7789



## DESCRIPTION

The offering includes a 1.64± acre parcel with two religious buildings totaling 17,608± SF.

The western building contains a sanctuary and office space. The eastern building has a fellowship hall with kitchen and auxiliary space formerly used as a thrift store and food pantry and additional office space.

The property is located approximately 1.5 miles east of I-275 along 22nd Avenue South in the Lake Maggie Shore neighborhood of St. Petersburg.

*Note: The Pinellas County zoning maps notes a 20' easement on the 22nd Avenue South side of the parcel. There is also a cell tower on the property*

## BUILDING FEATURES

|                     |                                                |
|---------------------|------------------------------------------------|
| PARCEL ID           | 36-31-16-49176-000-0010                        |
| COUNTY              | Pinellas                                       |
| TOTAL BUILDING SF   | 17,608± SF                                     |
| ACREAGE             | 1.64± AC                                       |
| ZONING              | NT-1 ( Neighborhood Traditional Single-Family) |
| NUMBER OF BUILDINGS | 2                                              |
| PARKING             | Paved and Grass                                |
| <b>ASKING PRICE</b> | <b><del>\$2,195,000</del> \$1,850,000</b>      |

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | 407.540.7789

Senior Vice President

Carlin.Beekman@foundrycommercial.com

Licensed Real Estate Broker

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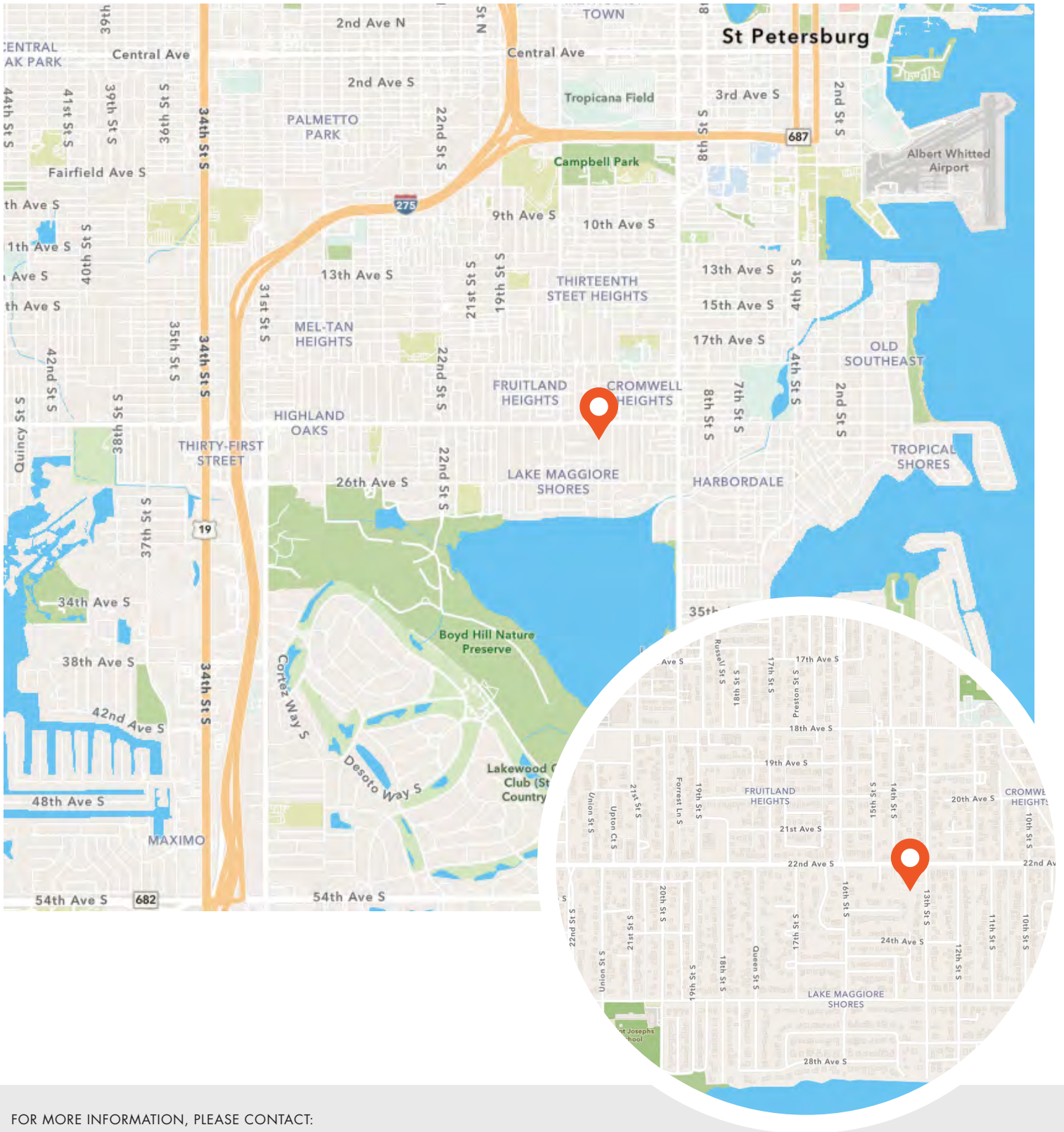
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## LOCATION



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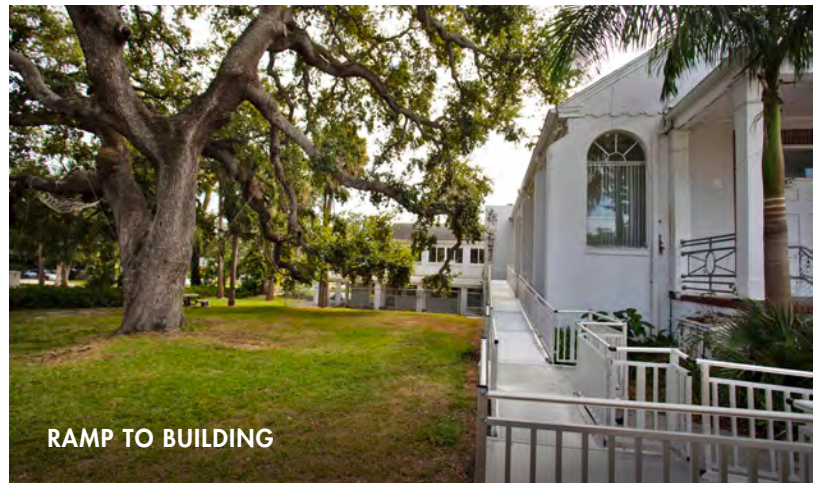
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## EXTERIOR PHOTOS



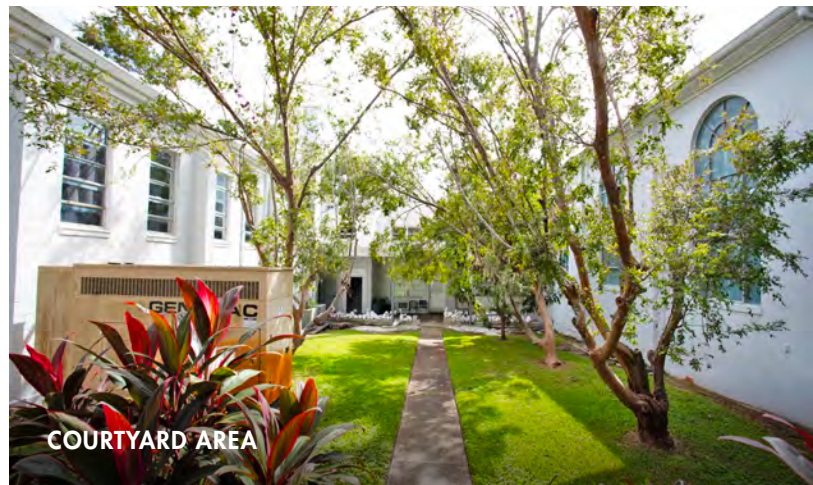
FELLOWSHIP HALL BUILDING



RAMP TO BUILDING



SIDE OF BUILDING



COURTYARD AREA



SIDE PARKING LOT



BACK PARKING LOT AND GARDEN

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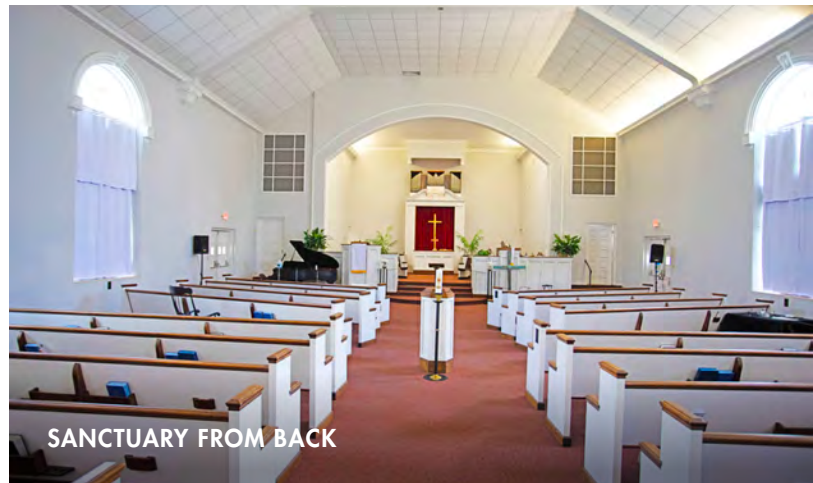
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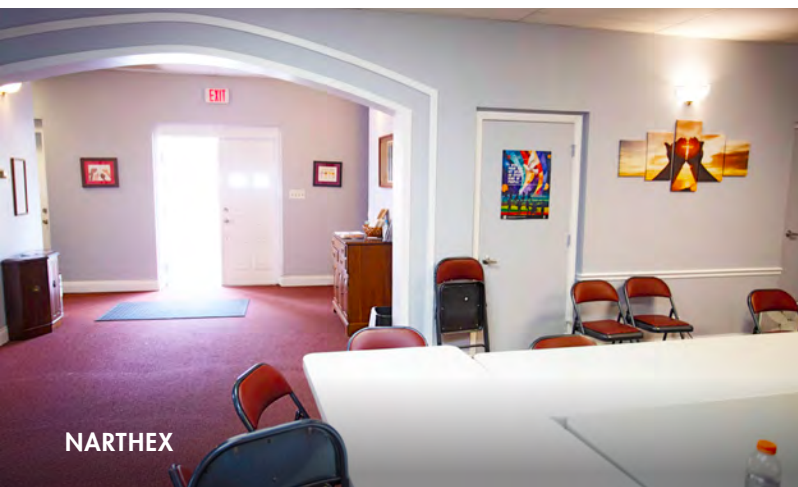
## INTERIOR PHOTOS



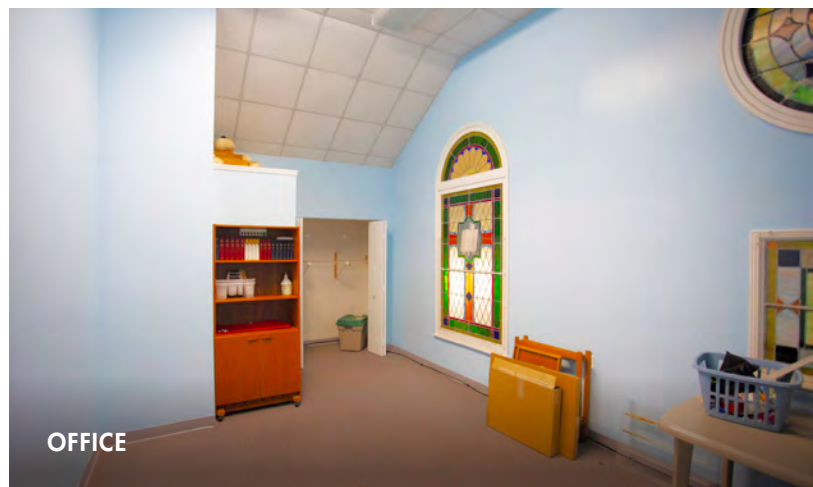
SANCTUARY FROM FRONT



SANCTUARY FROM BACK



NARTHEX



OFFICE



OFFICE



OFFICE WITH RESTROOM

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## INTERIOR PHOTOS



FELLOWSHIP HALL



FELLOWSHIP HALL



THRIFT STORE AREA



THRIFT STORE AREA



THRIFT STORE AREA



KITCHEN

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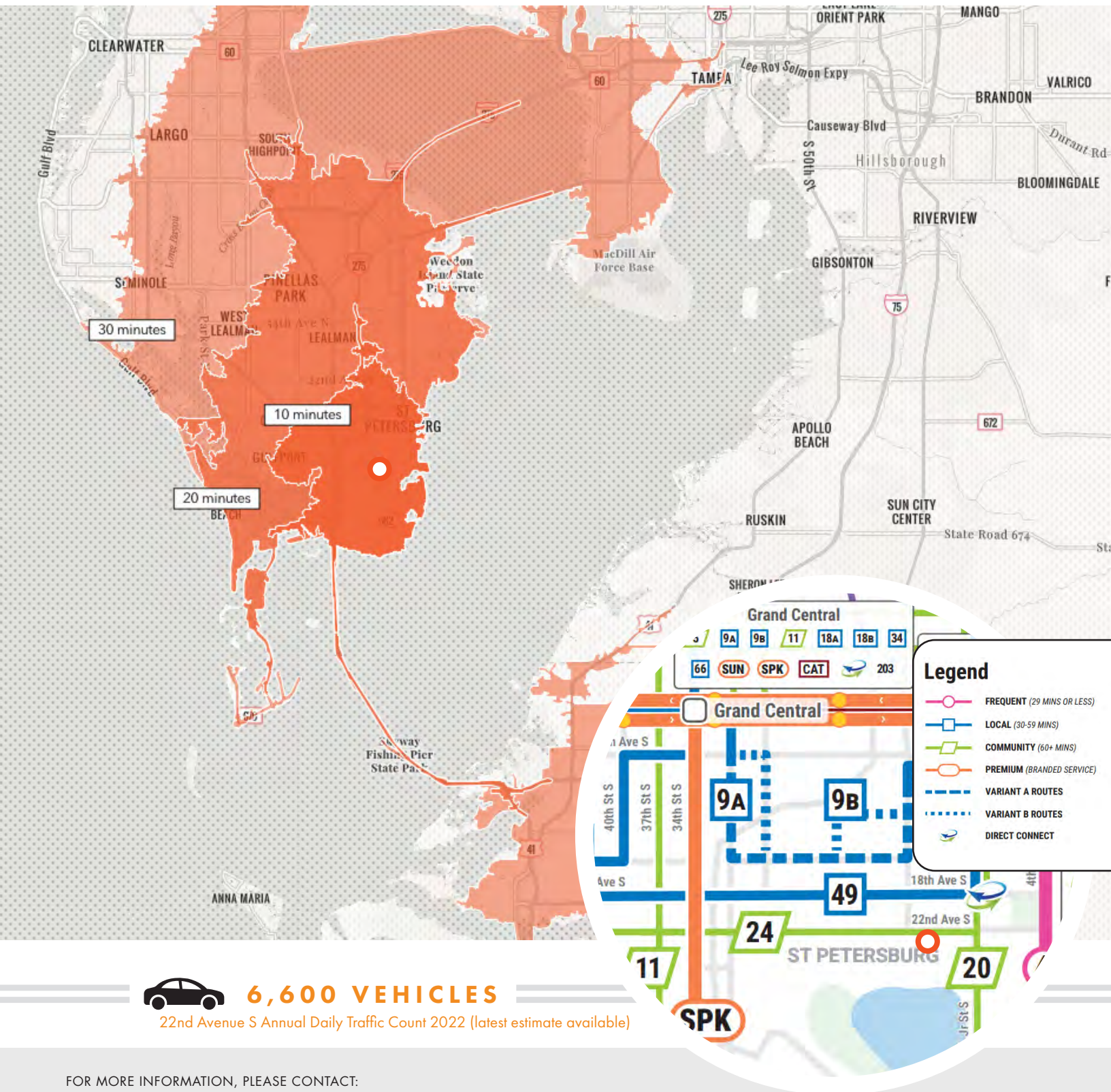
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## DRIVE TIMES, PUBLIC TRANSPORTATION AND TRAFFIC COUNT



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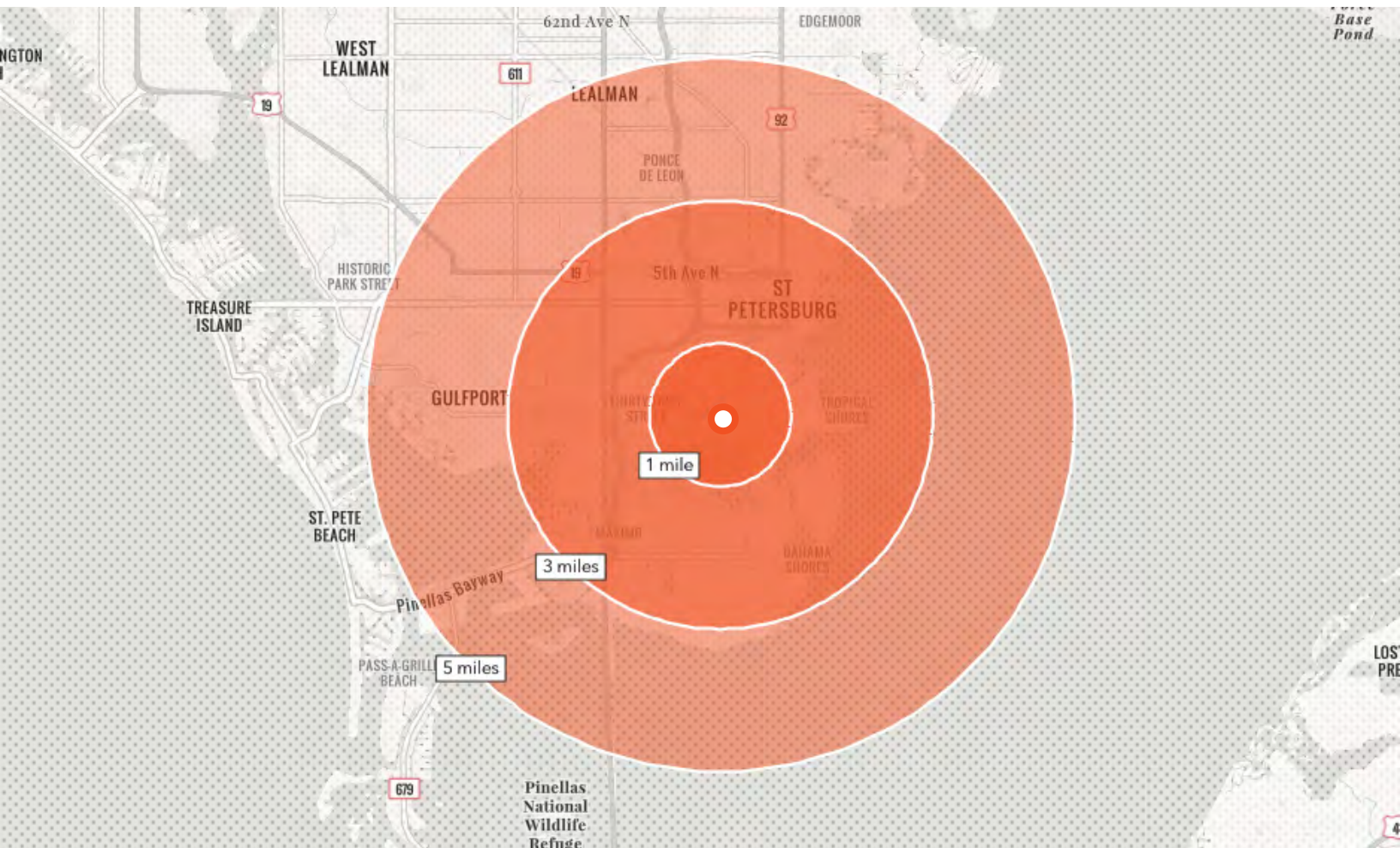
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## DEMOGRAPHICS



### 1 MILE RADIUS

|  |                                     |
|--|-------------------------------------|
|  | 16,430<br>ESTIMATED POPULATION 2025 |
|  | 35.0<br>MEDIAN AGE                  |
|  | \$292,383<br>MEDIAN HOME VALUE 2025 |
|  | 6,464<br>ESTIMATED HOUSEHOLDS 2025  |
|  | \$86,283<br>AVG HOUSEHOLD INCOME    |

### 3 MILE RADIUS

|  |                                      |
|--|--------------------------------------|
|  | 106,768<br>ESTIMATED POPULATION 2025 |
|  | 40.1<br>MEDIAN AGE                   |
|  | \$443,178<br>MEDIAN HOME VALUE 2025  |
|  | 50,748<br>ESTIMATED HOUSEHOLDS 2025  |
|  | \$109,419<br>AVG HOUSEHOLD INCOME    |

### 5 MILE RADIUS

|  |                                      |
|--|--------------------------------------|
|  | 200,225<br>ESTIMATED POPULATION 2025 |
|  | 43.1<br>MEDIAN AGE                   |
|  | \$446,602<br>MEDIAN HOME VALUE 2025  |
|  | 94,384<br>ESTIMATED HOUSEHOLDS 2025  |
|  | \$117,073<br>AVG HOUSEHOLD INCOME    |

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