

**PROPERTY INFORMATION**

**Auction Name: National Land Trust**

**Auction Date: January 25, 2010**

**Time: 10am**

**Place: On site**

**GENERAL INFORMATION**

**Property Location:**

**Street: 19246 US Highway 19 North**

**City: Clearwater County: Pinellas State: FL**

**Driving directions: Located on US Highway 19 approx. 1 mile south of Hwy 60.**

**Tax Information:**

**Parcel ID: 19.29.16.00000.140.0400**

**Taxes For: 2009 year- \$5,027.81**

**Legal:**

**Property Type: Commercial. Current Property Use: Current use is Retail Car Lot**

**Land Size: 70feet (mol) on Us Highway 19, and 275(mol) feet deep.**

**Property Access/Exposure: Excellent**

**Visibility/Exposure to Major Highways: Excellent**

**Traffic Count: 89,500 daily**

**Public Transportation: Pinellas Transit**

**Adjoining Property:**

**North: Dick Norris Buick-GMC Commercial**

**South: Used Car Sales Commercial**

**East: US Hwy 19, then multi family and office**

**Grounds:**

**Landscaping: The majority of this property is Black Top/Asphalt**

**Condition: Professional maintained**

**Zoning/Restrictions:**

**Current: C-1**

**Permitted Uses: Refer to Pinellas County Zoning definitions.**

**Conditional Uses: Refer to Pinellas County Zoning definitions.**

**Watershed/Flood Plain/Shoreline: X**

**Environmental Reports Available: NONE**

**Survey: Refer to attached survey**

**BUILDING DATA**

**Building Size: 2263 SF Gross                      Office: 1276 SF    Garage: 783 SF**

**Dimensions: 29 ft (mol) wide X 71FT (mol) deep**

**Building information:**

**Construction type: Concrete Block/Stucco**

**Number of Stories: ONE**

**Foundation: Continuous Footing**

**Roof Type: Built up metal/gypsum**

**Roof Frame: Bar Joint/Rigid Frame**

**Year built: 1969, with an effective age of 22 years.**

**Floor Construction: masonry**

**Water: Municipal**

**Sewer: Municipal**

**Electrical: Progress Energy**