

# Belleair Crossings Shopping Center

For Sale By

# AUCTION

## WHEN:

**MON Jan. 25th @ 11AM**

## WHERE:

**18350 US Hwy 19 North  
Clearwater, FL**

## Preview:

**Sale Day from 10 AM**

## FOR INFO CALL:

**Michael Peters  
727-251-0531**



**Belleair Crossings Shopping Center  
18350 US Highway 19 North • Clearwater, FL**

- **9,500 S.F. Retail Center**
- **Zoned C-2 Commercial**
- **Parcel ID: 19.29.16.00000.440.1200**
- **Property Type: Shopping Center**
- **Current Property Use: Strip Store**
- **Land Size: Irregular shape. With 244 (mol) feet on Us Highway 19, and 125 (mol) feet deep.**
- **Property Access/Exposure: Excellent, Traffic Count: 89,500 daily**
- **Visibility/Exposure to Major Highways: Excellent**

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**[www.AmericanHeritageAuctioneers.com](http://www.AmericanHeritageAuctioneers.com)**

All information provided for this property has been obtained from many sources including but not limited to public records, appraisals, surveys, inspection reports, the Seller(s), or the Seller(s) representative. Therefore, you must rely on your own inspection and judgment as to it's accuracy.

## TERMS AND CONDITIONS:

At the Auction, the winning bidder will be required to place a 10 % deposit based on the purchase price of the property with American Heritage Auctioneers, Inc., as escrow agent. Personal checks will be accepted. The balance will be due at closing within 45 days. The Seller will pay for and will provide a Title Insurance Policy. The Seller will convey a General Warranty Deed. The Seller will pay for the documentary stamps. All prorations will be as of the day of closing. A 10% buyer premium will be added to the bid to create the purchase price.



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