

Palm Harbor Multifamily

PALM HARBOR, FL



OFFERING MEMORANDUM

KW COMMERCIAL
5020 W Linebaugh Ave, Ste. 100
Tampa, FL 33624

PRESENTED BY:

COACH COOK
Agent
O: 813.319.6461
C: 727.432.8068
coach@coachcookteam.com

CHRIS NOWICKI
Agent
O: 813.319.6461
C: 813.295.9167
chris@coachcookteam.com

MULTIFAMILY FOR SALE

PALM HARBOR MULTIFAMILY

910 Florida Ave, Palm Harbor, FL 34683



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
NUMBER OF UNITS:	7
LOT SIZE:	0.7 Acres
YEAR BUILT:	2018
UNIT SIZE:	2,136 SF
NO. OF BUILDINGS:	3
UTILITIES:	Tenant Paid

PROPERTY OVERVIEW

KW Commercial is proud to present for sale this beautiful and newly constructed townhome community located in downtown Palm Harbor. Built in 2018, the owner spared no expense in constructing this property with class A upgrades for quality and comfort, all while keeping the highest hurricane rating standards in mind. Located close to some of the best shops, restaurants, entertainment, and local amenities that Palm Harbor has to offer, these units are in high rental demand. In addition to its superior proximity to amenities, Palm Harbor University High School, a nationally recognized high school, is less than a mile away. This further adds to the desirability of this community among renters. This property offers easy access to Alt. 19 and US 19, allowing for quick routes to employment, as well as easy access to beautiful destinations such as Dunedin, Clearwater Beach, and Crystal Beach. This is the perfect property for someone looking to invest their money for long-term, stabilized cashflow in a low-maintenance and performing asset. All information provided in this offering has been provided and deemed accurate by the owner.

PROPERTY HIGHLIGHTS

- New construction
- Hurricane rated and Class A upgrades
- Fully rented and stabilized
- Close to dining, shopping, entertainment, and employment
- Less than a mile from Palm Harbor University High School

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Each Office Independently Owned and Operated kwcommercial.com

PROPERTY DETAILS

910 Florida Ave, Palm Harbor, FL 34683

**SALE PRICE****\$3,500,000****LOCATION INFORMATION**

Building Name	Palm Harbor Multifamily
Street Address	910 Florida Ave
City, State, Zip	Palm Harbor, FL 34683
County/Township	Pinellas

BUILDING INFORMATION

Occupancy %	100%
Sale Type	Stabilized Property
Tenancy	Multiple
Number Of Floors	2
Unit Size	2,136 SF
Year Built	2018
Gross Leasable Area	14,952 SF
Construction Status	Existing
Condition	Excellent
Roof	Brand New
Building Mix	(1) Triplex, (2) Duplex
Number Of Buildings	3
Number Of Units	7

PROPERTY DETAILS

Property Type	Multifamily
Unit Type	Townhome
Bed/Bath/Garage	3 / 2.5 / 2
Lot Size	0.7 Acres
Lot Frontage	150
Lot Depth	100
Corner Property	Yes
Flood Zones	910 Florida Ave - Zone X Other Buildings - Zone AE

PARKING & TRANSPORTATION

Parking Type	Garage
Number Of Spaces	2
Parking Description	2-car garage included with each unit 2 additional guest parking spaces

UTILITIES & AMENITIES

Laundry	In unit
Utilities	Separately metered City water and sewer
Landscape Irrigation	Paid by Landlord
Water	Paid by Tenants
Electric	Paid by Tenants

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MULTIFAMILY FOR SALE

EXTERIOR PHOTOS

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AERIAL PHOTOS

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INTERIOR PHOTOS

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LOCATION MAPS

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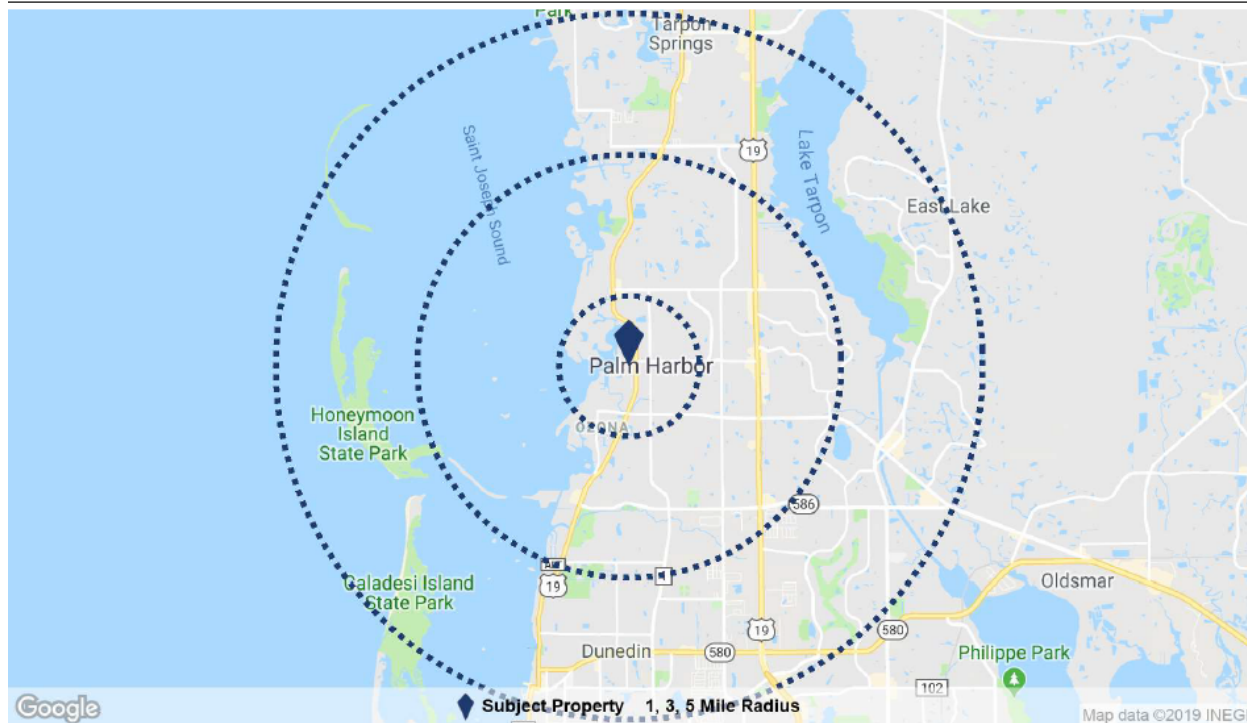
DEMOGRAPHICS

910 Florida Ave, Palm Harbor, FL 34683



Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
11,487	2.4	44	\$61,253

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Population			
2019 Population	11,487	60,861	145,284
2024 Population	12,339	63,705	151,507
Pop Growth 2019-2024	7.4%	4.7%	4.3%
2019 Average Age	44	47	48
Households			
2019 Households	4,853	27,710	67,481
2024 Households	5,222	28,979	70,221
Household Growth 2019-2024	7.6%	4.6%	4.1%
Median Household Income	\$61,253	\$60,712	\$56,152
Average Household Size	2.4	2.2	2.1
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$249,961	\$239,011	\$212,358
Median Year Built	1986	1983	1983

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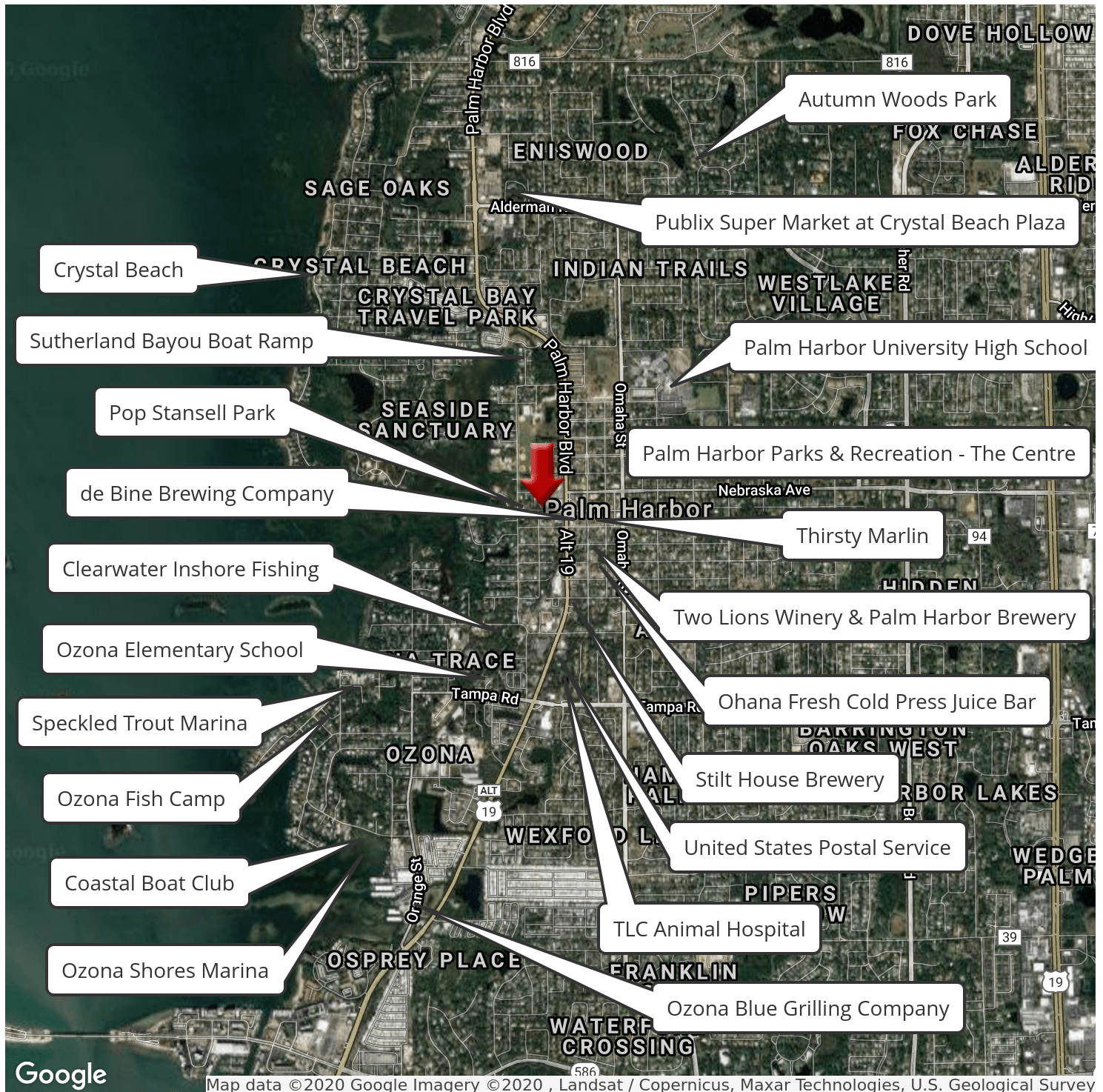
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LOCAL AMENITIES

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COMMERCIAL

CONFIDENTIALITY AGREEMENT



To: **Keller Williams Tampa Properties**
5020 West Linebaugh Ave Suite 100
Tampa, FL 33624

Attention: **Chris Nowicki - Coach Cook Team**
Phone: (813) 295-9167
Email: Chris@CoachCookTeam.com

The undersigned principal and principal's broker, if applicable (collectively, the "Principal") has been advised that the James "Coach" Cook/The Coach Cook Team/Advanced Property Resources Inc./KW Commercial Tampa Properties dba GN Enterprises LLC ("CCT") has been retained on an exclusive basis by the Owner with respect to the offering for SALE of _____ (the "Property"). On behalf of the Owner, CCT may make an "Offering Memorandum" available to Principal upon execution of this Confidentiality Agreement (the "Agreement"). The Offering Memorandum is intended solely for Principal's own limited use in considering whether or not to pursue negotiations to acquire the Property. This is not an agreement to sell the Property, nor an offer of sale.

The Offering Memorandum has been prepared by CCT primarily from information supplied by the Owner or the Owner's agents or representatives. It does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither CCT nor the Owner make any representation or warranty, express or implied, as to the adequacy, accuracy or completeness of the Offering Memorandum, and no legal liability is assumed or to be implied with respect thereto.

Principal agrees that the Offering Memorandum provided is confidential, that Principal will hold and treat it in the strictest of confidence, and that Principal will not disclose or permit to anyone else to disclose the information to any person, firm or entity, including the Owner without prior written authorization of CCT. The Principal agrees that if it, or its Representatives commits a breach of any of the provisions of this Agreement, the Owner or CCT shall have the right and remedy to institute proceedings to obtain immediate injunctive relief including damages to Owner or CCT for any breach hereof.

Principal represents and warrants that it is not an agent on behalf of any other party in conjunction with the potential purchase of the Property. Potential Purchaser acknowledges that it is not working with any other broker or agent other than the Co-Broker named below in connection with the property.

Owner expressly reserves the right in its sole discretion to reject any and all proposals or expressions of interest in the Property and to terminate discussions with the Principal or any other party at any time with or without prior notice. Principal hereby agrees to return the original of the requested documentation to CCT within three days of demand by Owner or CCT. Neither Principal, nor any party to which Principal may have provided such Offering Memorandum or any portion thereof, shall make or retain any copies thereof. If in agreement with the foregoing, please return one original signed copy of this Agreement to CCT per name and address shown above.

ACCEPTED AND AGREED THIS _____ DAY
 OF _____, 20____

ACCEPTED AND AGREED THIS _____ DAY
 OF _____, 20____

By: _____
 PRINCIPAL

By: _____
 Principal's BROKER (if applicable)

Name: _____
 Title: _____
 Company: _____
 Address: _____

 Phone: _____
 Fax: _____
 Email: _____

Name: _____
 Title: _____
 Company: _____
 Address: _____

 Phone: _____
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