



Property Information Package



**1150 19th Street N
St Petersburg, Florida, 33713**

1816 Woodhaven Circle • Sarasota, FL 34232 • Telephone (941) 522-6086 • www.coastlineauction.com

Coastline Auction & Realty

Contents

Services Overview	3
Purchase Information Letter	4
Property Information Package Disclaimer Statement	5
Useful Links	6
1150 19TH STREET N	7
Property Information	8
Property Photographs	9
Map	11
Directions	12
GIS	13

Services Overview

Our Mission: Honesty, integrity and dedication to superior customer service that surpasses all expectations.

At Coastline Auction & Realty Inc. we are committed to bringing the highest level of integrity and professionalism to the dynamic real estate auction industry.

As Florida-based real estate professionals, Coastline Auction partners are established, recognizable pillars in the industry. Their associates are active members of NAA-National Auctioneers Association, the FAA-Florida Auctioneers Association and SAR - The Sarasota Association of REALTORS®.

Sellers and buyers alike choose Coastline Auction not only for our aggressive and highly effective marketing strategies, but also because we are proven specialists in all types of real estate auctions. In September of 2009 Marsha Wolak Auctions merged with Coastline Auction and Realty Inc. The combination of these two companies enhances our capabilities as the local and regional leader in upscale multi-property events, single-property auctions and commercial auctions. There are many reasons why so many people choose Coastline Auction to move their assets, but there are three gleaming differences between us and the competition:

Accelerated Marketing – Rather than letting your MLS listing lay dormant with an agent doing little to nothing to sell your property, Coastline takes an accelerated approach. We market your sale within a 4-6 week time-period, creating a sense of excitement and opportunity to buyers about the upcoming auction. Our marketing builds up stronger and stronger until the day of auction, gaining interest and attention. Each auction is slightly different as no two properties are the same. While other auctioneers may not understand this, We Do. Paying attention to details, we target the best buyers possible via various media. Whether its newspaper, signage, direct mail, online, email, radio or TV, you can always count on effective, quality marketing to help you sell your property with Coastline.

Due-Diligence – Coastline is famous for our complete due diligence of all properties auctioned. By creating our comprehensive Property Information Packages (or “PIPs”), we save buyers and brokers invaluable amounts of time by giving you all the information you need in one easy to download package. Just some of the important items of the PIP include: Appraisals, Plats, Photos, Specifications, Lot Catalogs (if applicable), Inspections, Surveys, Assessments and Reports. Its our pleasure to go above and beyond to save you time.

Expertise & Results – Our Auctioneers, Agents, and in-house award-winning Advertising Department have over 100 years of industry experience combined. Our Auctioneers know how to get top prices at auctions for our sellers... Our Agents know what will and will not work in today’s tricky market... Our Advertising team knows how to bring forth the most qualified buyers no-matter what the auction type is. Simply put... Coastline knows what works. Let us show you the results.

Why wait and list your property with thousands of other listings? Why wait for “the right buyer” to come along? Why submit to low-level, predictable, mundane marketing programs? Why wait? Move your assets now... with the accelerated auction marketing services of Coastline Auction & Realty.

Purchase Information Letter

Dear Prospective Purchaser:

Thank you for your interest in this real estate sale.

We have prepared information included in this document on behalf of the court receiver, or the seller, to assist you in performing your own due diligence of the property or properties.

All information contained within this document is believed to be accurate and correct.

However, neither the seller, its affiliates, agents, nor Coastline Auction & Realty, Inc. or its representatives make any warranties or guarantees, either express or implied, regarding the accuracy or completeness of any information contained herein.

Consequently, it is up to you to verify this, any, and all information to your own satisfaction prior to any sale: purchaser must conduct and rely solely upon their own investigation and inspection of the property or properties.

In addition to thoroughly reviewing all information available we recommend that you seek legal and professional advice prior to purchase.

Also, please carefully review the Terms and Conditions of Sale included in this package.

If you require additional information, please contact us at (941)552-6086.

We look forward to seeing you at the auction event.

Sincerely,

C. Ivan Stoltzfus.

Property Information Package Disclaimer Statement

This property information package has been prepared exclusively for information purposes.

It has been created to assist a potential bidder in determining whether he or she wishes to proceed with his or her own in-depth investigation.

The seller and its agents, including Coastline Auction & Realty, Inc. (dba Coastline), specifically disclaim any representation or warranty, express or implied, as to the accuracy or completeness of the information included in this document.

Accordingly, we recommend that all legal descriptions included in this document be reviewed by legal counsel prior to use in any contracts.

The Seller and Coastline have only limited knowledge of the condition of the properties. The purchase of the property will be based solely on a Buyer's own independent investigation and findings, and not upon reliance on any information provided by the seller or Coastline Auction & Realty, Inc.

The property or properties are being sold "as is," "where is," and "with all faults" as of the date of closing. The Seller makes no agreement to alter, repair, or improve the property or properties.

Consequently, the Seller and Coastline specifically disclaim any warranty, guarantee, or representation, oral or written, past or present, express or implied, concerning the property or properties provided in this property information package.

It is the responsibility of all bidders to collect their own information and make their own decisions. In addition to thoroughly reviewing all information available we recommend that you seek legal and professional advice prior to bidding at the auction.

Some of the pages in this document may require legal size paper for printing. Consequently, printing the document in its entirety using 8-1/2" x 11" paper may result in some of the information being truncated. It is the user's responsibility to review this document to determine which pages require legal size paper for hard-copy output.

Useful Links

City and County Information	
Official City Website	http://www.stpete.org/
St Petersburg Visitor Website	http://www.visitstpeteclearwater.com/
Pinellas County Government Website	http://www.pinellascounty.org
Sarasota Bradenton International Convention Center	http://www.sbicc.net
Business	
Sarasota Chamber of Commerce	http://www.stpete.com



1150 19TH STREET N
St Petersburg, Florida

Property Information

Property Address:	1150 19th Street North	St Petersburg	
	Number	Street	City
	Florida	33713	Pinellas
	State	Zip	County
Number Buildings or Subdivided:	2	Parcel ID Number:	13-31-16-54126-000-0050
Total Building Area:	4,320sf and 10,260sf	Year Built:	1959/1949
Land Area:	9,031sf	Height/Stories:	1
Utilities:	Public	Sale Type:	Private
Inventory Price:	\$314,000 (Book value over \$680k)		
Sublet Lease:	\$4 a sqft, 1 year lease w/ purchase option in 3		
Legal Description:	MACK'S WAREHOUSE SUB LOTS 5 & 6 & NW'LY 35FT OF LOT 4		
General Info:	Two commercial buildings, the smaller comprised of concrete block construction on concrete floor. Composition flat roof. Building 108'x40'. The larger building is rigid frame corrugated steel construction. Two loading docks (one ramped). Zoned B-2 (Light Manufacturing, Small Equipment Mfg. Plant, Electronic, Small Machine Shop, Instrument Mfg., Pr). Fire sprinkler system. Asphalt parking lot.		

Property Photographs



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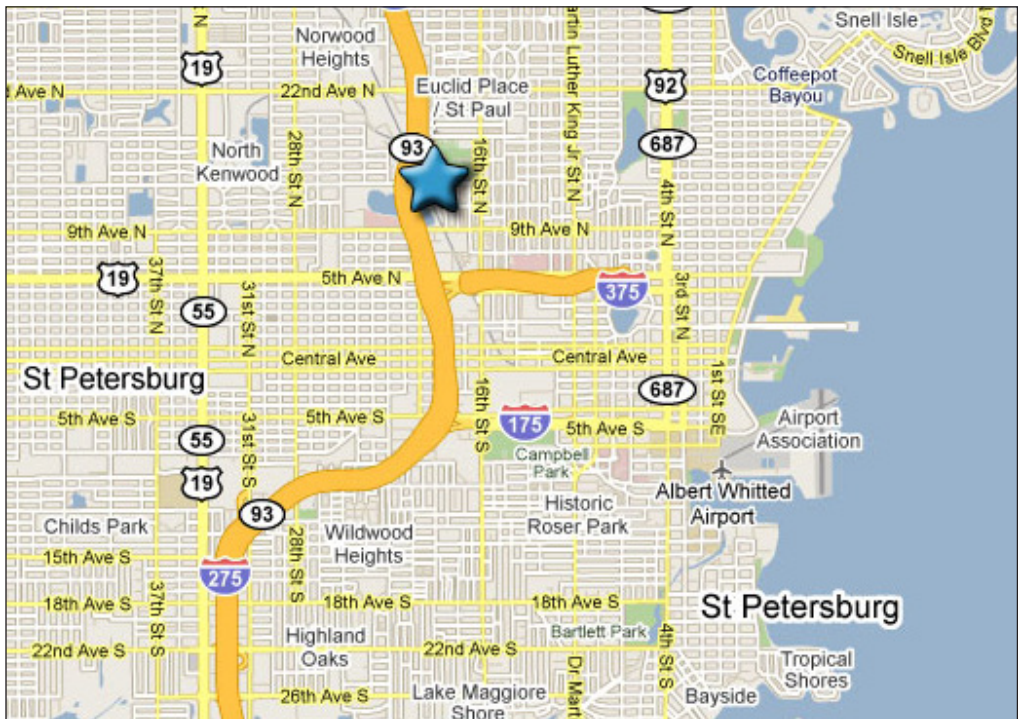
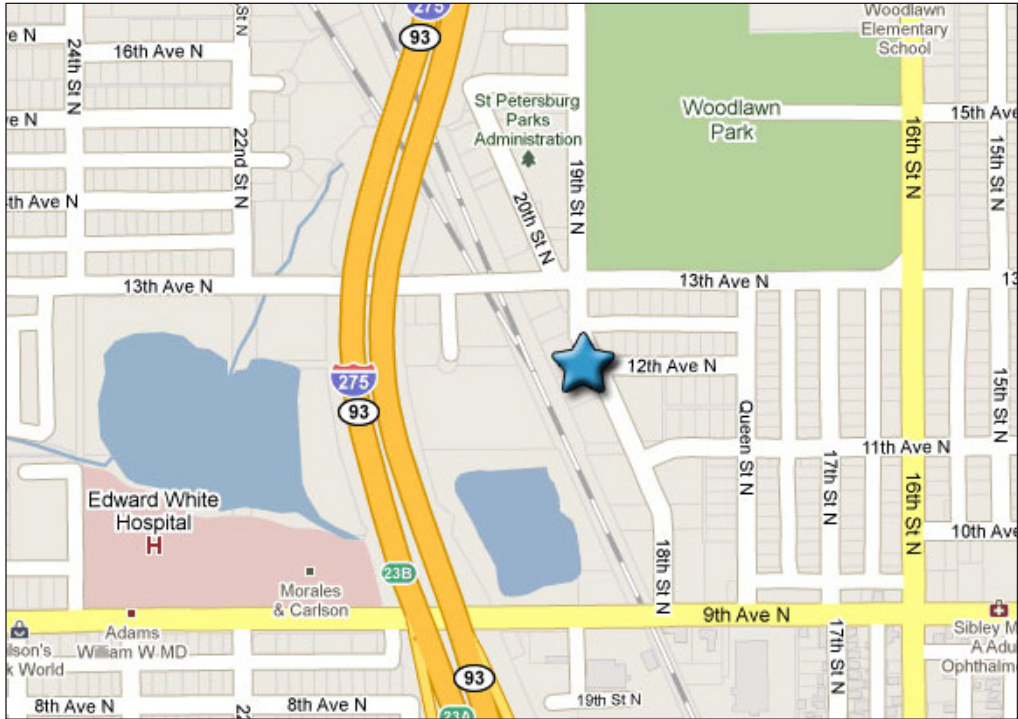
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Map



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Directions

FROM MIAMI, FL	
Start by travelling North on the I-95 N	10.4 mi
Take exit 12A-12B for FL-826 W/Florida Turnpike/FL-826 E/I-95 N	0.1 mi
Take exit 12 A on the left for Florida Turnpike toward FL-826 W	0.7 mi
Keep left at the fork, follow signs for Turnpike and merge onto FL-91 N. Toll Road.	11.2 mi
Take exit 54 to merge onto FL-84 W/I-595 W. Continue to follow I-595 W, partial toll road.	9.9 mi
Merge onto I-75 N. Partial toll road.	210 mi
Take exit 228 to merge onto I-275 N toward St Petersburg	23.2 mi
Take exit 24 for 22nd Ave N	0.2 mi
Keep right at the fork, follow signs for US-92/Sunken Gardens and merge onto 22nd Ave N	364 ft
Turn right at 19th St N. Destination will be on the right	0.6 mi
Turn left at Livingstone St	0.3mi
Turn left at Vamo Road Destination will be on left	43ft
266 Miles About 4 hour 9 mins	

FROM TAMPA, FL	
Take the ramp to I-275 S	0.2 mi
Keep left at the fork, follow signs for I-275 S and merge onto I-275 S	19.9 mi
Take exit 24 for 22 nd Ave N	0.2 mi
Keep left at the fork, follow signs for US-92/Sunken Gardens	135 ft
Turn left at 22nd Ave N	0.1 mi
Take the 1st right onto 19th St N. Destination will be on the right	0.6 mi
21.5 Miles About 26 mins	

GIS



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