

Owner Financing Available

600-1200 sf



4850 & 4856 W. GANDY

S. Tampa Adjoined Office Condos
Total of 1200 sf; or 600 sf each
Will Do Mos to Mos Leases!

Property Details:

- Zoning CG – Prof Ofc/ Ret/ Med
- Condo Size (2) 600 sf (19' x 38' each)
- Special 1st Floor,(2) Front/ Rear Exits
- Condo Fees Paid By Owner \$300/mos/ea
- Lease Rate \$700/Unit each; \$1300/ both
- Taxes \$822 in 2011
- Terms Lease/ Poss Option
- Parking Cross Parking 5:1000+
- Inclusive *Water/ Sewer, Trash, Out Maint.

\$60,000/ Unit or \$110k Both
Or \$700/mos Lease; Short Term OK

Ideal S. Tampa, Hillsborough / Pinellas satellite or professional offices located at the SW corner of Gandy Blvd and Westshore just E. of the Gandy Bridge (which joins St. Petersburg to Tampa Bay). These quiet ground floor office condos has been offered for lease as it sits as single suites at \$700/mos for normal 1-3 year lease term; or \$1,300 for longer term for both units combined. Owner will combine again (was previously). AND for a slight increase in rent we will look at shorter term leases or potential Mos to Mos. The interior is laid out nicely as there are front and rear separate entrance/ exits, a unisex restroom, Both units feature front 11 x 14 reception room/office/ waiting area, a nice 15 x14 offices behind that, with a conference room/ large rear office almost 12 x 18! with rear exit. There is more than adequate common parking. This unit sits on the West side of the building W. of Westshore a couple units from W. McElroy Ave, the rear entry/ exit street. The assoc allows for company signage and an address placard near the door. These condos were built in '83 and the fees the owner pays provide water, sewer, trash, outside maintenance, landscape, irrigation and maintains the parking... All you need is someone to pick up your phone and your in business! Ideal smaller office for the traveling professional in need of Tampa/ St. Petersburg satellite location. I challenge you to find a nicer, more ready-to-go commercial unit anywhere in this complex as well as S. Tampa with this kind of access, visibility or PRICE. This particular property would be ideal for ANY USER desiring a HI-Visibility, easy-access Location in Affluent S. Tampa.



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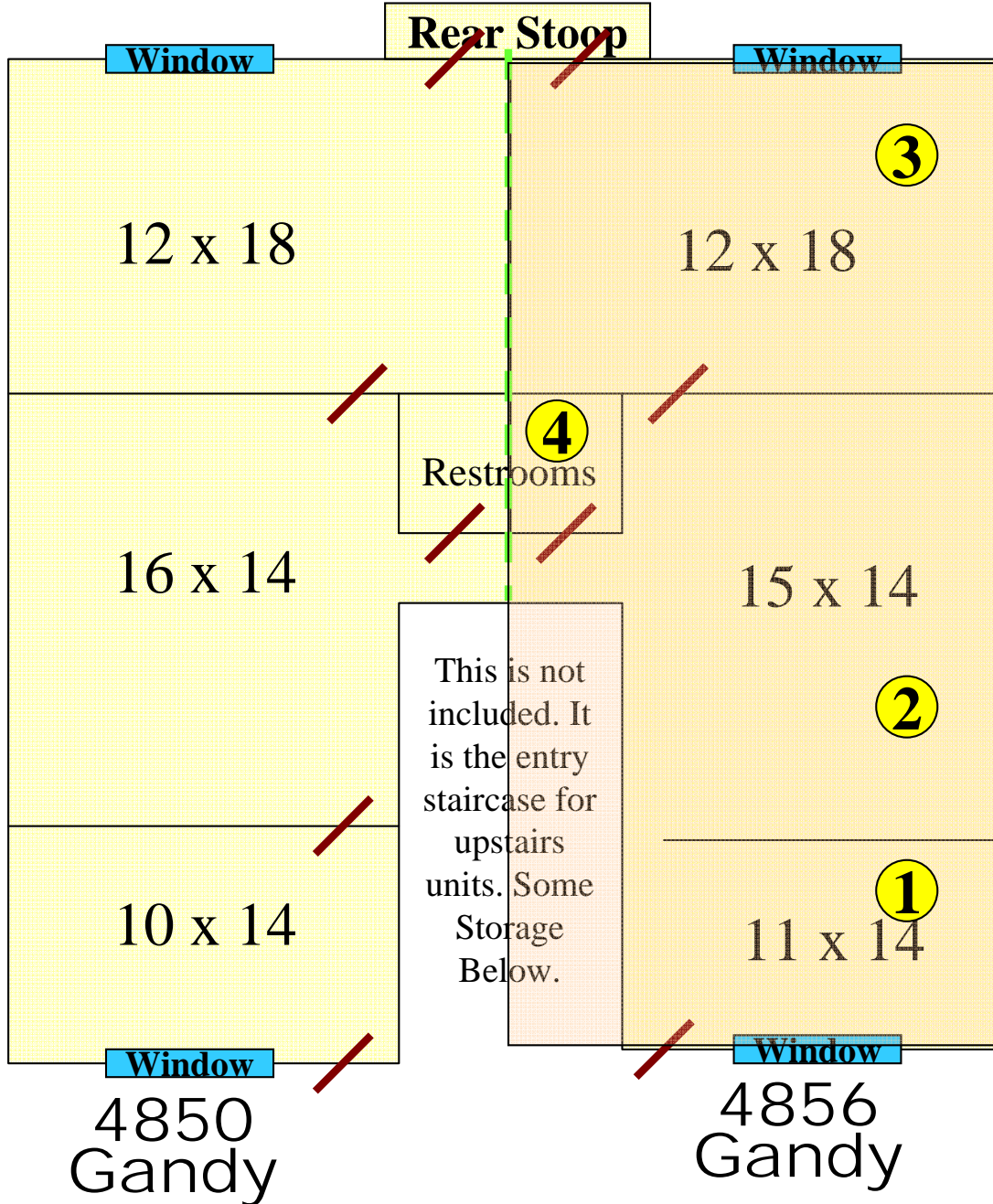


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Information has been secured from sources we believe reliable, but no representations or warranties, expressed or implied, as to it's accuracy. All references to age, sq. ft., income and expenses are approximate. Customers should conduct their own investigations and rely on those results.



Rear Stoops in Back

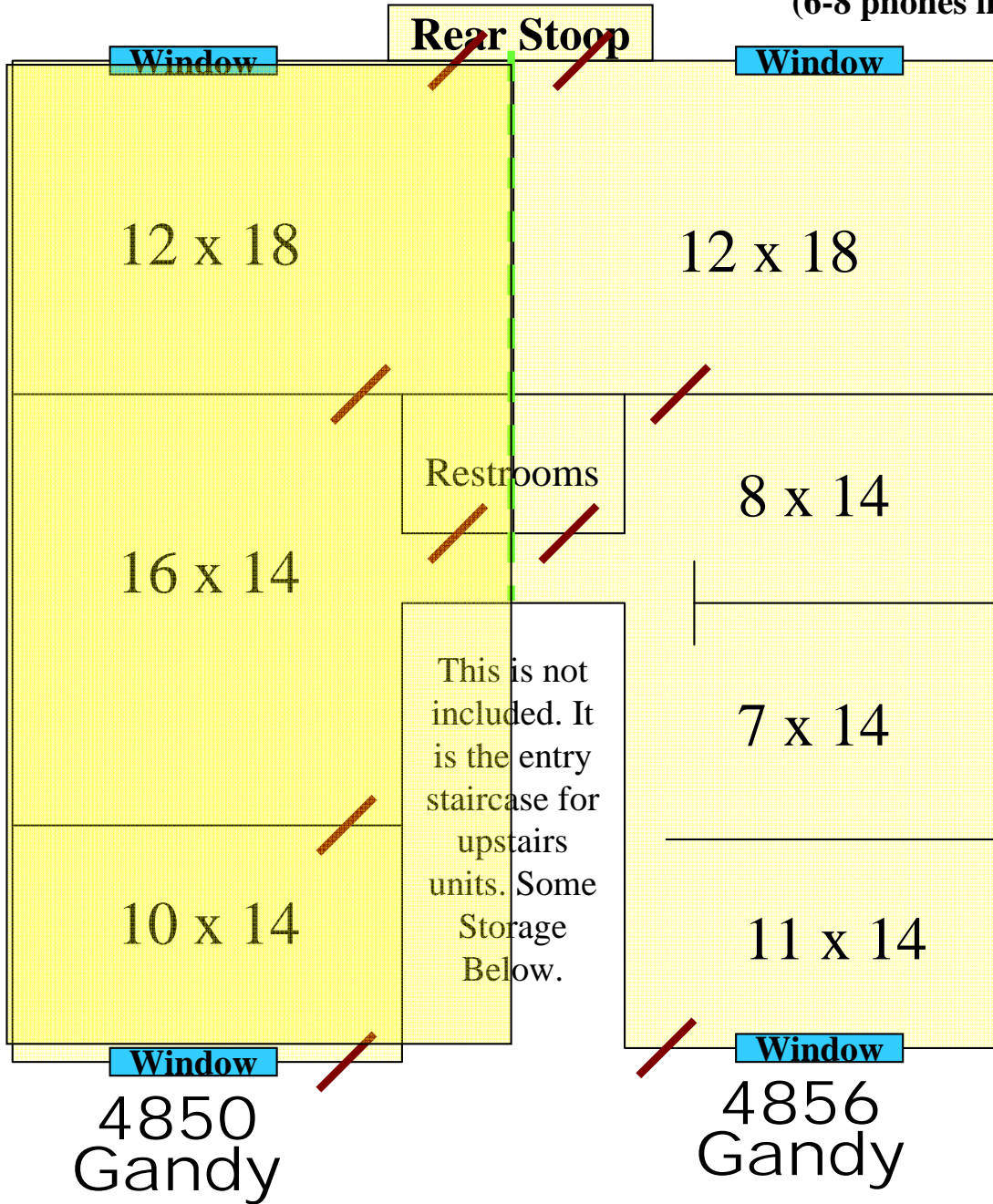




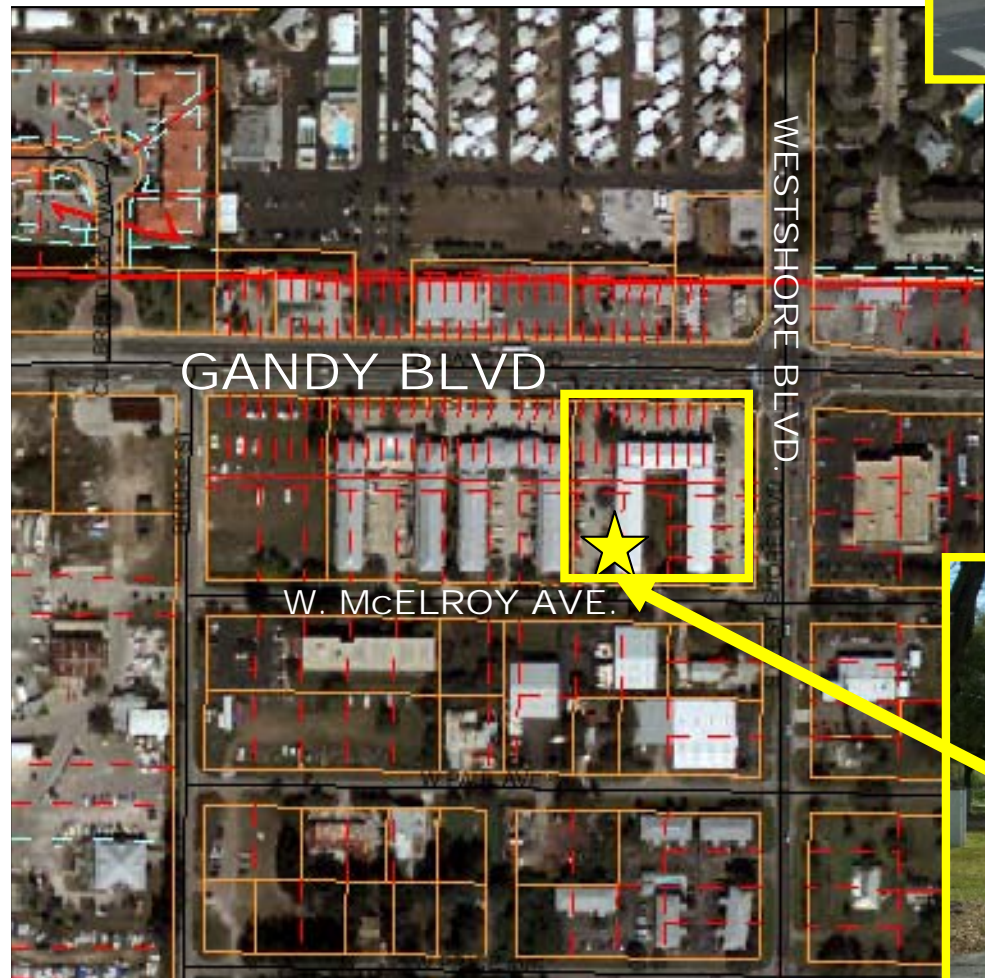
Rear Stoops in Back



Existing Meridian Phone System
(6-8 phones included for use)



4850 & 4856 W. Gandy Blvd.
(2) Spacious 722 sf Office Condo



1 Mile Radius from 4850/56 W Gandy Blvd, Tampa, FL 33611

