

Owner Financing Available



4850 & 4856 W. GANDY **S. Tampa Office Condo** **(2) Ground Floor Units**

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 \$300/mos/ unit*
- Lease Rate \$700/Unit
- Taxes \$1,171.57 in 2010
- Terms Lease/ Poss Option
- Parking Cross Parking 5:1000+
- Inclusive *Water/ Sewer, Trash, Out Maint.

**\$65,000/ Unit or \$125k Both
Or \$700/mos Lease; Short Term OK**

Ideal S. Tampa, Hillsborough / Pinellas satellite or professional office located at the SW corner of Gandy Blvd and Westshore just E. of the Gandy Bridge (which joins St. Petersburg to Tampa Bay). This quiet ground floor office condo has been offered for lease as it sits as a single suite and offered at \$700/ mos inclusive of the condo fees (*owner pays). A 3-5 year lease term in preferred, but for a slight increase in rent we will look at shorter term leases. The interior is laid out nicely as there are front and rear separate entrance/ exits, a unisex restroom, a 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 in the back 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 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! No maintenance, no headaches. 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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PROPERTY INFORMATION

1) Property: **4850 W GANDY BLVD C15, TAMPA FL 33611-3003 C069**
APN: **132159-5078** Strap #: **A-08-30-18-3XL-C00000-00015.0**
Card #: Mill Code: **A** Use: **OFFICE CONDO**
County: **HILLSBOROUGH, FL** Total Value: **\$93,055**
Census: **71.00** Land Value: **\$100**
Map Pg: **36** Tax Appraisal: **TEN** Imprv Value: **\$92,955**
A/M Vol/Pg 1: **W / 0036** Neigh Code: **301001.** Taxable Val: **\$93,055**
A/M Vol/Pg 2: **/** Exemptions: Building Val:
T/R/S: **30-18-08** Agricult Val:
Municipality:
Subdivision: **WESTSHORE CLUB 01 A CONDO** % Improve: **100%**
Seller: **NOLL RICHARD & MIMOZA**
New Construction:
Other Last Sale Info = # Parcels: Type 2: **MULTIPLE** Pend:

SITE INFORMATION

Zoning: **CG** Garage Cap#: Acres:
County Use: **18CO** Carport Area: Lot Area:
State Use: **18** Garage 2 Sqft: Lot Width:
Bldg Class: Parking Sqft: Lot Depth:
Location Type: Parking Type: Usable Lot Area:
Site Influence:
Topography: Flood Panel: **1201140037C**
Plumbing: Panel Date: **09/30/1982**
Flood Zone: **A10**

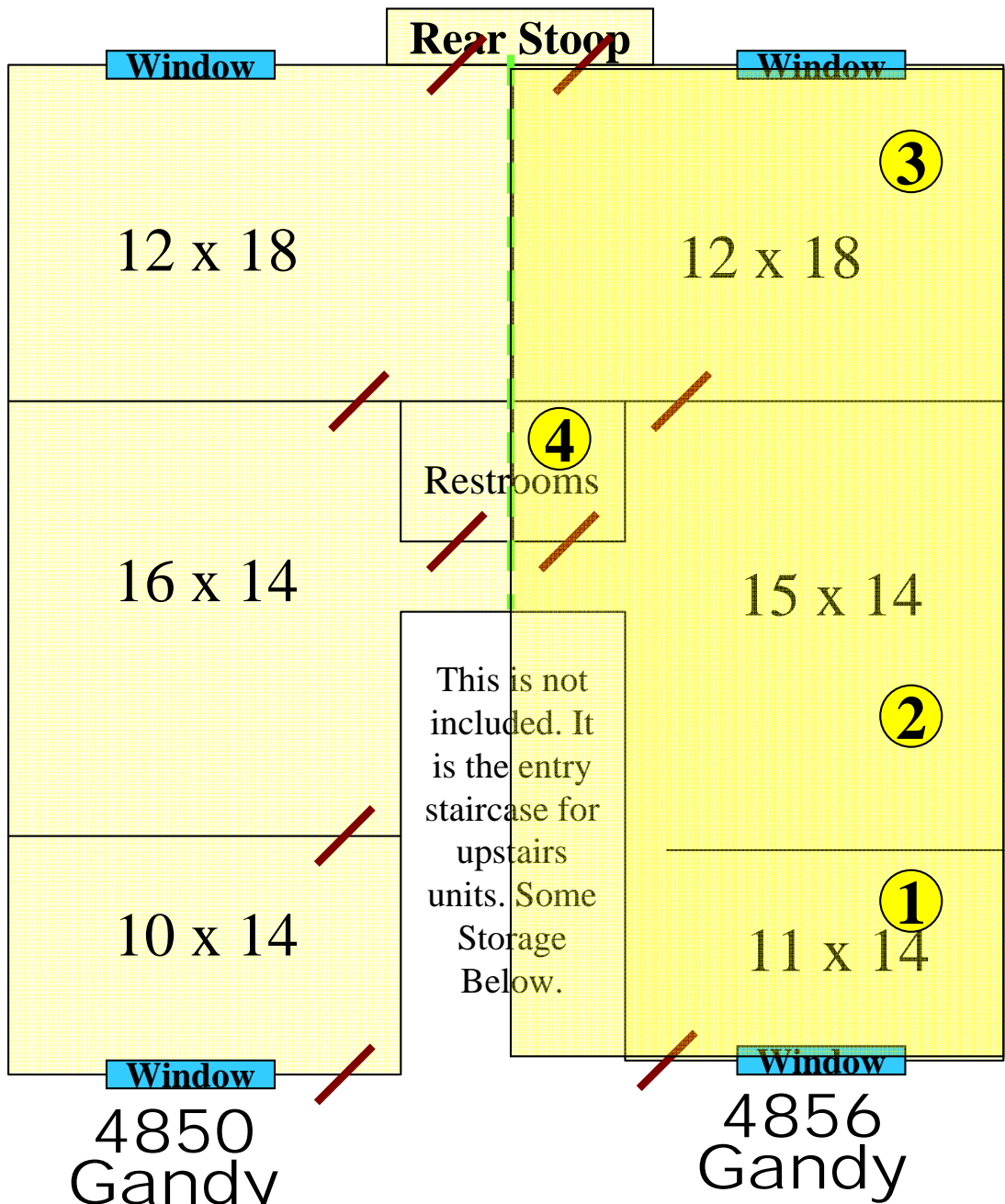
IMPROVEMENT INFORMATION

County: **HILLSBOROUGH, FL**
APN: **132159-5078**

Gross Bldg Area: **722** Total Rooms: Construction:
Bldg/Living Area: **722** Bedrms: Foundation:
Total Adj Area: **737** Baths (Full/Half): Ext Wall: **STUCCO/MASONRY**
Base/Main Area: **722** Ttl Baths/Fixt: Int Wall: **DRYWALL**
Ground Flr Area: **722** Yr Built/Eff: **1983 1983** Roof Type:
Basement Area: # Stories: **1.00** Roof Matl: **TILE**
\$/SF: Fireplace/#: Roof Frame: **WOOD TRUSS**
Pool Area: Pool: Roof Shape: **GABLE/HIP**
Porch 1 Area: **50** Porch Type: **OPEN/UNFINISHED PC** Heat Fuel: **ELECTRIC**
Porch 2 Area: Patio Type: Heat Type: **FORCED AIR**
Patio/Deck 1: Improve Type: Parcel Fuel:
Patio/Deck 2: Style: Floor Type:
Perimeter Area: Condition: Floor Cover: **CARPET**
Heated Area: **722** Quality: **BELOW AVERAGE** Air Cond: **CENTRAL**



Rear Stoops in Back



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

