

14582 Hwy (SR) 574 - Dover, FL 33527



Currently Leased to Salon

# Property Details:

- Zoning OR ; Office / Residential
- USES Now Salon: Office, Retail, Home
- Bldg SF 1,175sf & 720sf; Total 1,895sf
- Special Property leased to Salon
- Avail. Front & Rear on Mos. to Mos.
- R.O.I. 84% ROI on Down Payment Yr 1
- Parking 15-17 On Site Parking Spaces
- Terms 3-5+ Years; Lease 2 Own?
- Lot Size 25,657 ; 94' on MLK x 265' deep

**\$100,000 Sale**  
Long Term Lease/ Option?

## Dover 2 Bldgs on Over 1/2 Acre Formerly Leased to Salon! Vacant and Available as of 11-2011

2 Freestanding block buildings (converted residences) sitting on just over 1/2 acre off the corner of Lindsay St and SR-574 (Dr. MLK Jr Blvd) in Dover, Fl now leased to the onsite Salon. Whether you are looking for a ready to go retail mom and pop opportunity in Dover or a good investment, this may be the property for you. Boasting a vacant opportunity for new tenant, and the opportunity to be developed sooner or later with 94' of frontage just one property W of the immediate corner. Three blocks to the Dover Hillsborough County Health Center, immediately adjacent to a large established church, one property off the corner, formerly part of an assemblage to build a retail store (didn't materialize). Front bldg is home to a Salon, rear was utilized by owner as commercial offices and is now residential 2/1; Both structures are currently rented by the front Salon. Additional income can be generated by an existing Rv/ Mhp concrete pad in the rear of the property with concrete and steel tie downs that would make for even more income if desired. Located 3.75 miles N of Hwy 60, 5.5 miles west of Plant City, 7 miles east of I-75, and about a mile south of I-4, this property has the zoning, location and ability to produce a steady income or place to do business. Priced to sell due to some property deficiencies, this property should not last. Estimated property payment should be around \$620/ mos to qualified parties and again, former income was \$1400/ mos (6 year tenant with no raises in rent – now tenant was asked to leave to make vacant for new owner/ operator and to allow some improvements). WAS a return of 84% of down payment (return on investment) in year ONE; it makes 2.26 times monthly payment at former rent. If rented the new rent would be near to \$1600/mos.



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14582 SR 574 (aka Hwy 574 aka Dr. MLK Blvd)  
Dover, FL 33527



Anna Salon as Seen From MLK Blvd



**MUST SEE INTERIOR – Set Up As Beauty Parlor!**

Anna Salon Has been in Place for a Few Years; On mos to mos



Former Salon Operated  
Entire Property  
for about 5-6 years.

**Rick Noll**

**(813) 477-4517**

Commercial Realtor

& Relocation

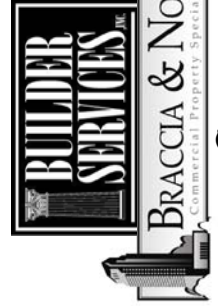
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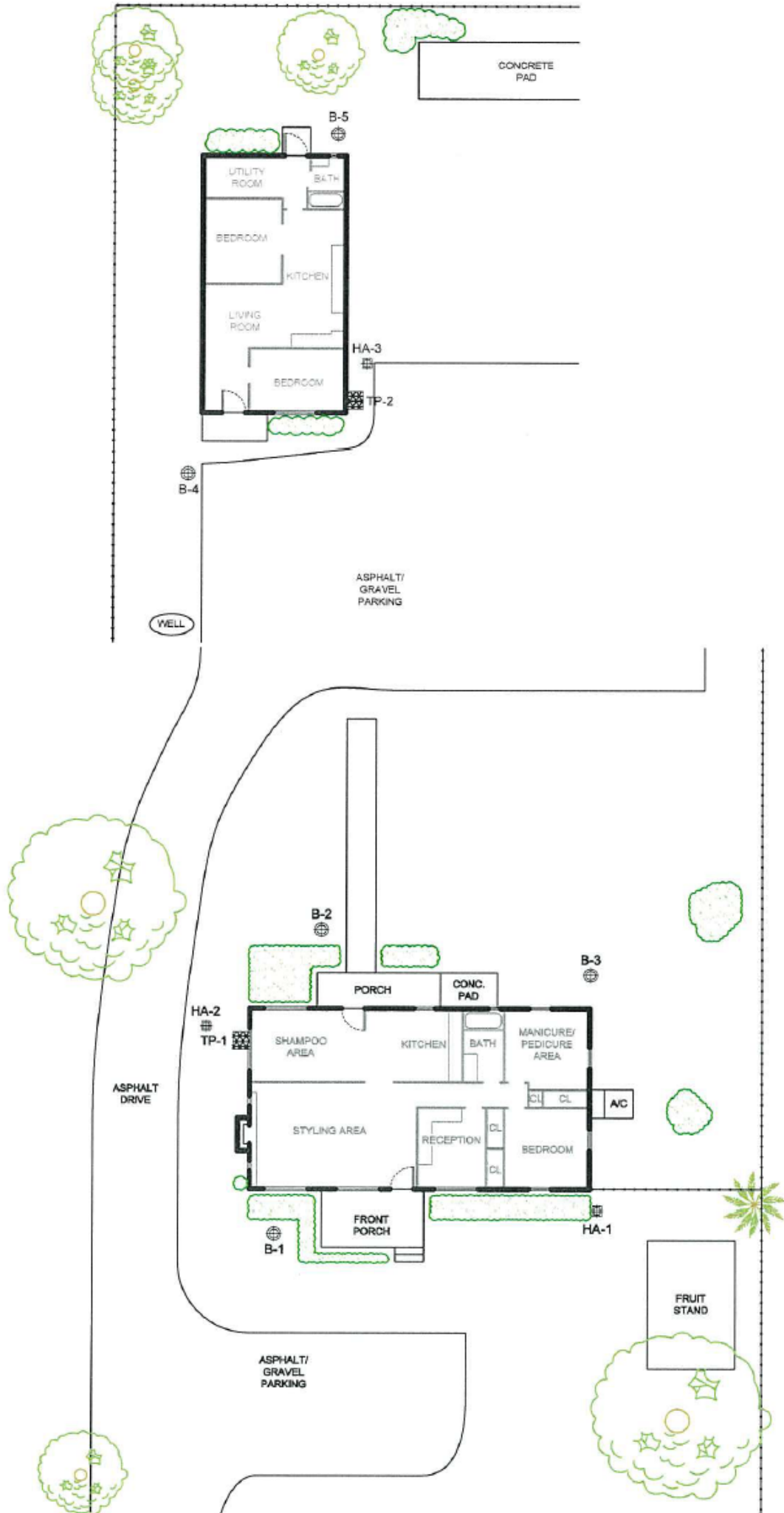
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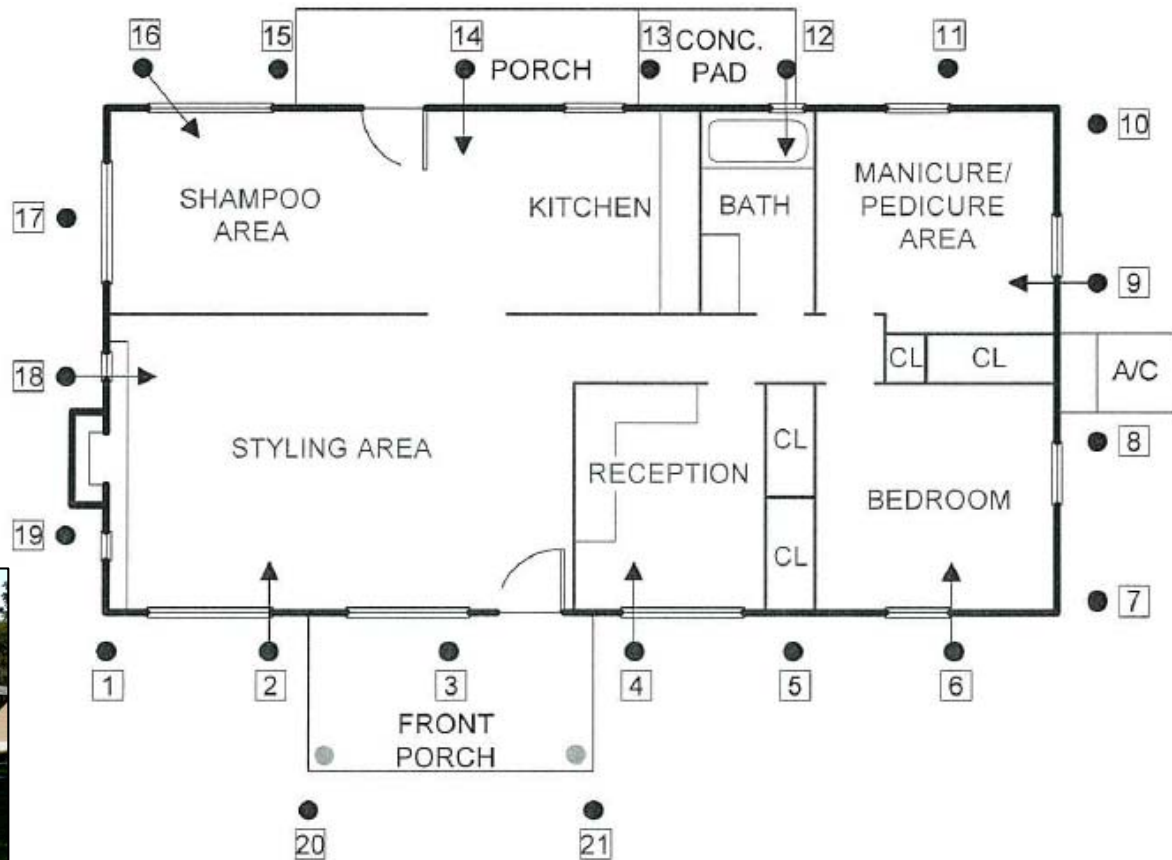
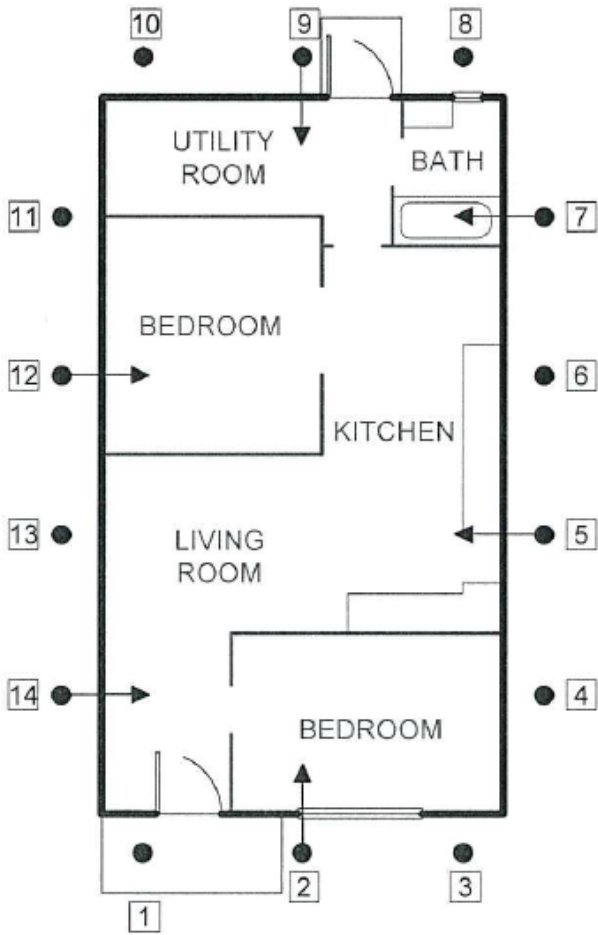


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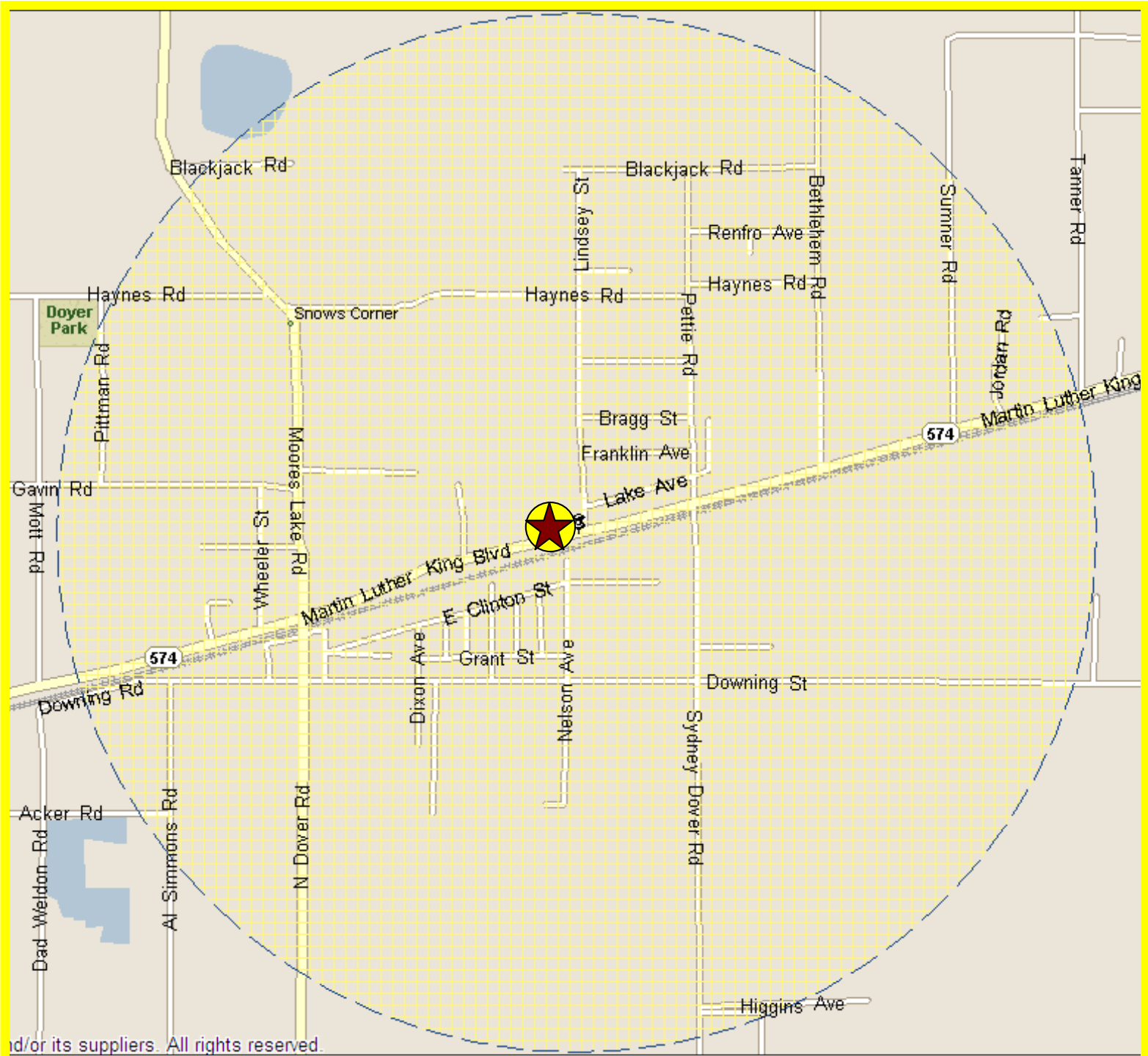
# Taken from Geophysical Survey

# Building Floorplans



**One Mile Radius from 14582 Hwy 574 (MLK) Dover, FL 33527**

**2 Bldgs on over 1/2 Acre for Sale**



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