

1711 S. Dale Mabry Hwy

Property Details:



- USES Retail Space / Prof Office
- Zoning Commercial PD – Planned Dev.
- Bldg SF 13,898 Total SF; (4,465 2nd Fl)
- Lot SF 22,930 Total Sf; L' Shaped
- Lot Xtras Surrounds Corner; 83 x 288 x 98
- Parking 8 Front & 12-15+ Rear
- Terms Possible Lease/ Poss Option
- Frontage 83' Dale Mabry w/ Pylon Sign
- Other Between Plant HS & Swann

Free Standing 13k+sf S. Tampa Retail Showroom – May Divide

Sale \$1,850,000
Lease \$16-20/sf;
Option or Seller Finance?

Freestanding 13,898sf Retail/ Prof/ Showroom on S. Dale Mabry and West Angeles St. Boasting a high visibility location directly on S. Dale Mabry with fantastic visibility and a large lit pylon sign. Boasting 22+ year presence in the retail community as a higher end lighting gallery & showroom, 18-20' high pylon signage, 8,554sf of high ceilinged showrooms (multiple), 4,400+ sf upstairs office and stockrooms, storage areas, numerous bathrooms throughout, and even loading area with roll up door and rear truck / vehicle parking. Built originally in 1963 and added onto in late 80's, then further renovated since, this prime S. Tampa gem extends its welcome. Ceiling heights within the showroom space is about 12-18' and upstairs at almost 9'. Extensive power throughout, several large HVAC systems, newer roof in last 2 years. Situated on S. Dale Mabry equidistant b/w Swann Ave and Bay to Bay. Just five minutes to either TIA Airport, The International Mall, Westshore Mall, I-275, The Veterans Expressway, seconds to Kennedy Blvd or Henderson, Bay to Bay....and quickly accessible to Downtown, Ybor, St. Petersburg. Ingress/ egress and parking to BOTH Dale Mabry and W. Angeles St. **You must really see inside as well as the upstairs offices and the surrounding locale to truly appreciate this central S. Tampa location. Owner will lease, may look at possible lease options, or will consider seller financing with significant down payment.**

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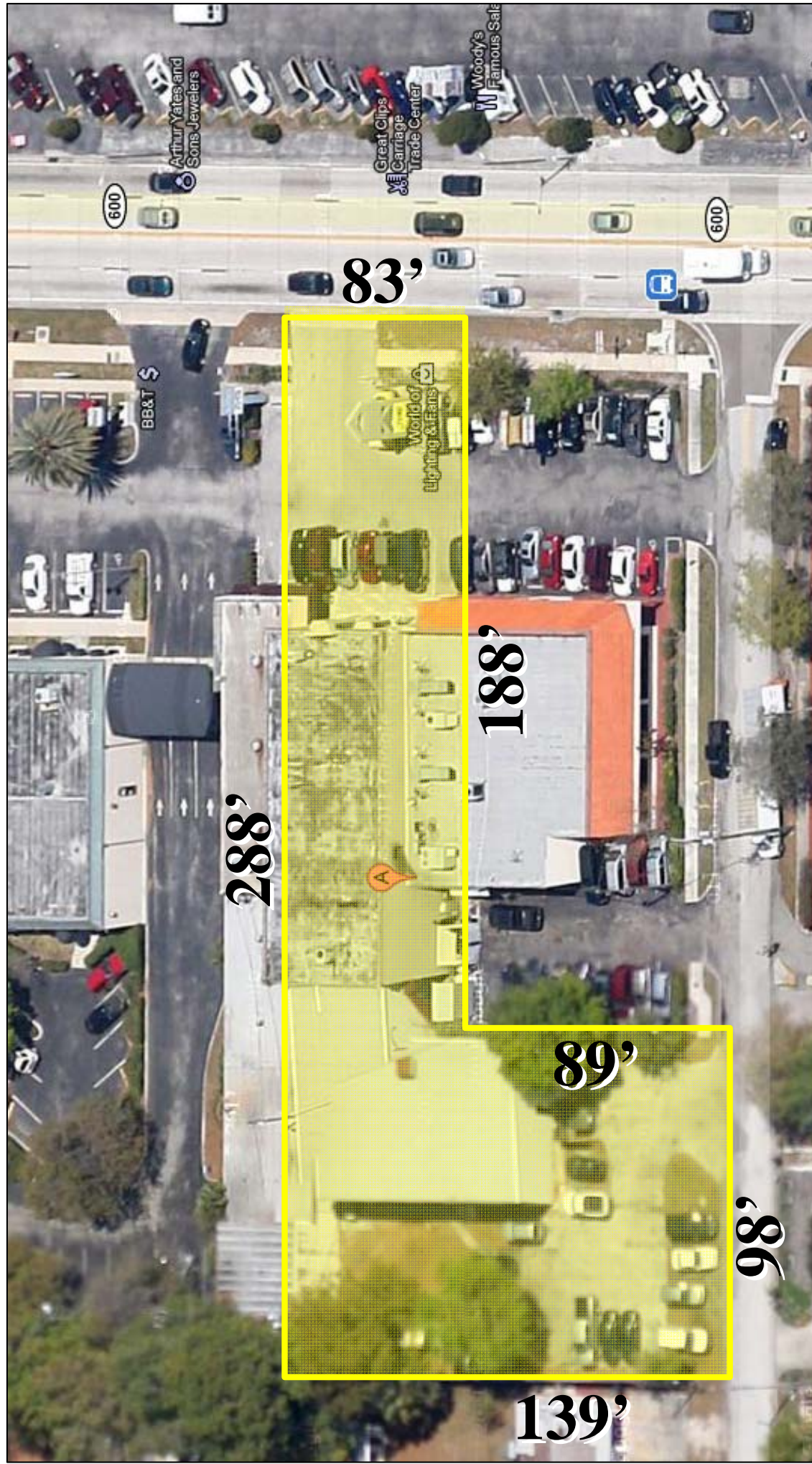
Office: 813-600-5592 Fax: 813-315-7775

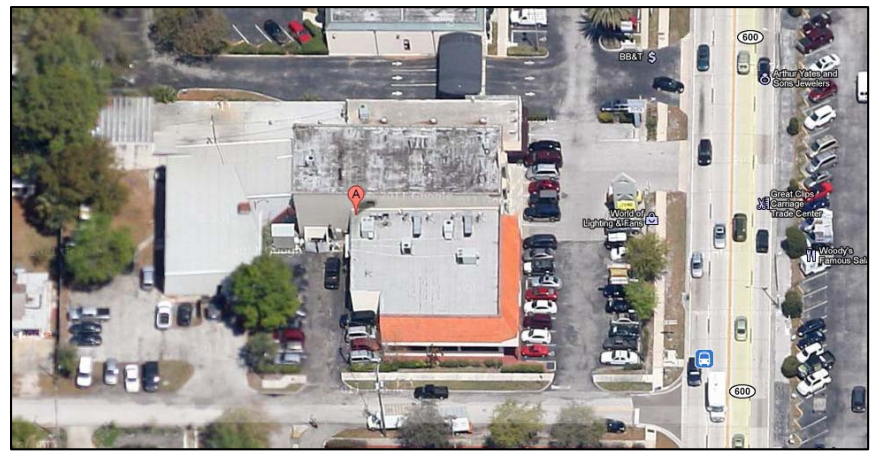
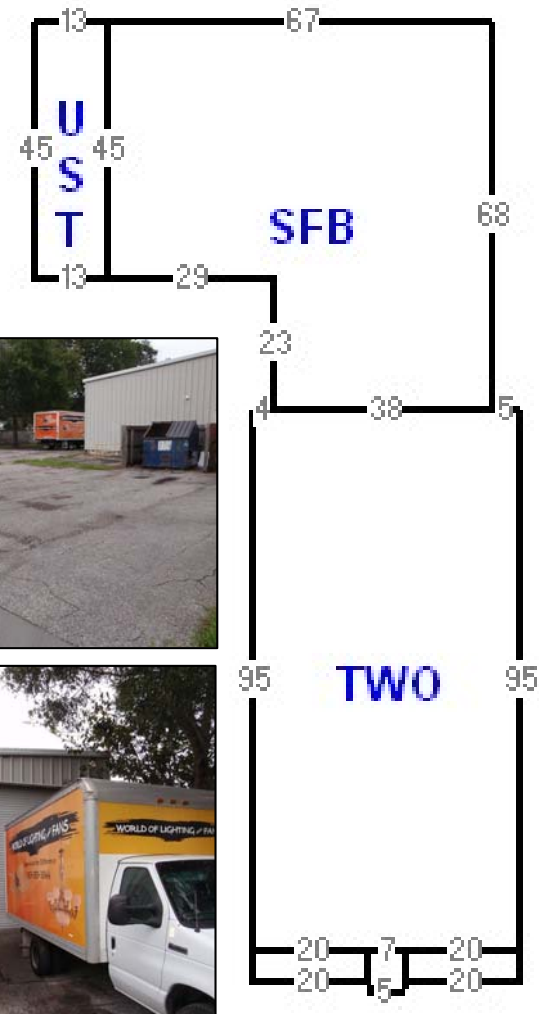
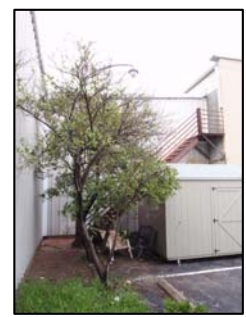


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Aerial & Lot Diagram of 1711 S. Dale Mabry Hwy – World Of Lighting

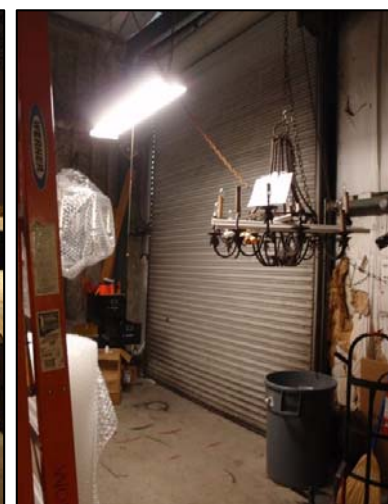
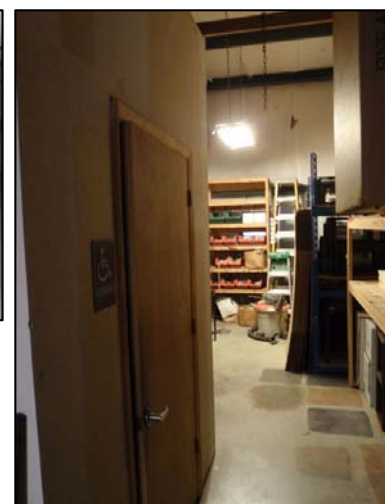




Typical Exterior Photos
 1711 S. Dale Mabry
 The World of Lighting



Office: 813-477-4517 Fax: 813-888-6756



Typical Interior Photos
1711 S. Dale Mabry
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Interior Floor Plan for 1711 S. Dale Mabry Hwy.

To Be Uploaded Shortly.

