

6323 Memorial Hwy



**4k+/- sf Freestanding Office
High End Finishes; 8' Doors &
10' Ceilings. MUST SEE**

Property Details:

- Zoning Commercial Office
- Bldg Size 3,975 total sf
- Lot Size 1.13 Acres Shared Site
- Utilities City Water/ Sewer
- Parking 35 Shared Parking
- Frontage 180' on Memorial
- Terms 3-5 Yrs & Opt to Own

**\$18/sf
FULL SERVICE
or \$625,000 SALE**

Professional bldg on Memorial off Corner of Webb Rd just 2/3 mile S. of Town N Country Hospital. This very impressive solid block 2-story building was finished in late 2008; has almost 4,000 sf of rental space/ floor as currently situated. Boasting 10' ceilings and 8' doors throughout, higher end finishes, upstairs of almost 1500 sf w/ 2 rooms; one a "private / hidden" large open area/ executive office / fun room (entered via a hinged book-case!) and one upstairs restroom. Main floor also houses 6 offices, a large open area w/ 4-5 cubicles, a beautiful reception area w/ access to a conference room (12' x 20') on one end a large executive office/ training room on the other. Skylights (rounds) on the first floor in many of the offices to allow natural lights. TRUE MUST SEE INTERIOR would make any user proud to own or lease. Lush landscape, numerous outdoor security lights on the bldgs and over the parking, plenty of light via numerous windows; one of the nicer more impressive Town N Country offices. Very centralized hi-visibility office building just south of Hillsborough Ave on Memorial Hwy accommodates users looking for space in bustling W. Tampa. West of the Veterans and East of Sheldon Rd on Memorial Hwy.

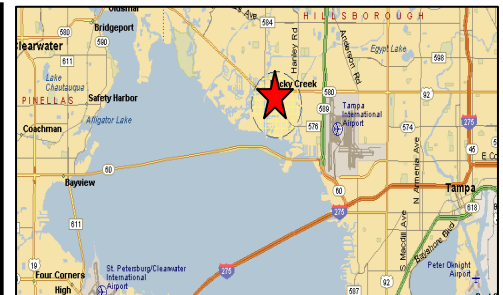
www.CommercialMLS.net



BRACCIA & NOLL
Commercial Property Specialists



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



**For ALL of YOUR Commercial Real Estate Needs!
Be Sure to Visit us Online at: <http://www.CommercialMLS.Net>**

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.

PROPERTY INFORMATION

1) Property: **6323 MEMORIAL HWY, TAMPA FL 33615-4509 C033**
APN: **011305-0000** Strap #: **U-02-29-17-0FE-000000-00014.0**
Card #: Mill Code: **U** Use: **COMMERCIAL ACREAGE**
County: **HILLSBOROUGH, FL** Prop Tax: **\$7,620.05** Total Value: **\$319,498**
Census: **117.05** Tax Yr: **2008** Delinq: Land Value: **\$319,498**
Map Pg: **13** Tax Appraisal: **N** Imprv Value:
A/M Vol/Pg 1: **W / 0013** Neigh Code: **208001.** Taxable Val: **\$319,498**
A/M Vol/Pg 2: **/** Exemptions: Building Val:
T/R/S: **29-17-02** Agricult Val:
Municipality: Assd Yr: **2008**
Subdivision: **HENRI BYARS** % Improve:
Owner: **BAYSIDE PROPERTIES OF TAMPA LLC** Owner Vest: **/ / CO**

SITE INFORMATION

Zoning: **RMC-6** Garage Cap#: Acres: **1.13**
County Use: **1000** Carport Area: Lot Area: **49,306.8**
State Use: **10** Garage 2 Sqft: Lot Width:
Bldg Class: Parking Sqft: Lot Depth:
Location Type: Parking Type: Usable Lot Area:
Site Influence:
Topography: Flood Panel: **1201120327C**
Plumbing: Panel Date: **04/16/1984**
Flood Zone: **A10**

**2 Building Pads &
2 Built Buildings**

IMPROVEMENT INFORMATION

County: **HILLSBOROUGH, FL**
APN: **011305-0000**

Gross Bldg Area:	Total Rooms:	Construction:
Bldg/Living Area:	Bedrms:	Foundation:
Total Adj Area:	Baths (Full/Half):	Ext Wall:
Base/Main Area:	Ttl Baths/Fixt:	Int Wall:
Ground Flr Area:	Yr Built/Eff:	Roof Type:
Basement Area:	# Stories:	Roof Matl:
\$/SF:	Fireplace/#:	Roof Frame:
Pool Area:	Pool:	Roof Shape:
Porch 1 Area:	Porch Type:	Heat Fuel:
Porch 2 Area:	Patio Type:	Heat Type:
Patio/Deck 1:	Improve Type:	Parcel Fuel:
Patio/Deck 2:	Style:	Floor Type:
Perimeter Area:	Condition:	Floor Cover:
Heated Area:	Quality:	Air Cond:

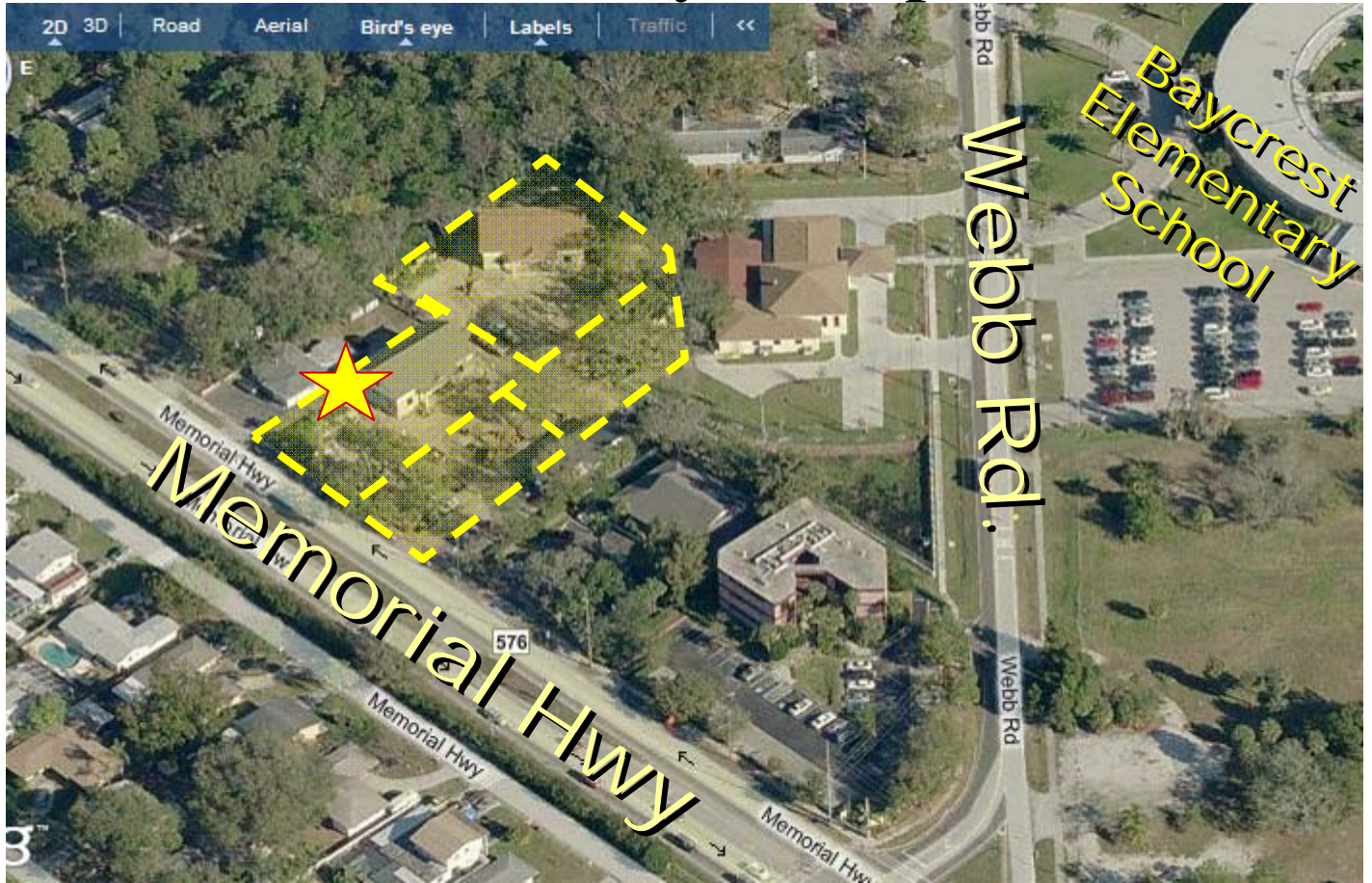
		<u>Bldg Desc</u>	<u>Size</u>
# Bldgs:	Bldg #:		
# Res. Units:	Section #:		
# Comm Units:	Level #:		
Bldg Type:			



**6323 Memorial Hwy
Home to Builders Services & Bayside Realty – Must See Space**



6323 Memorial Hwy, Tampa, FL 33615



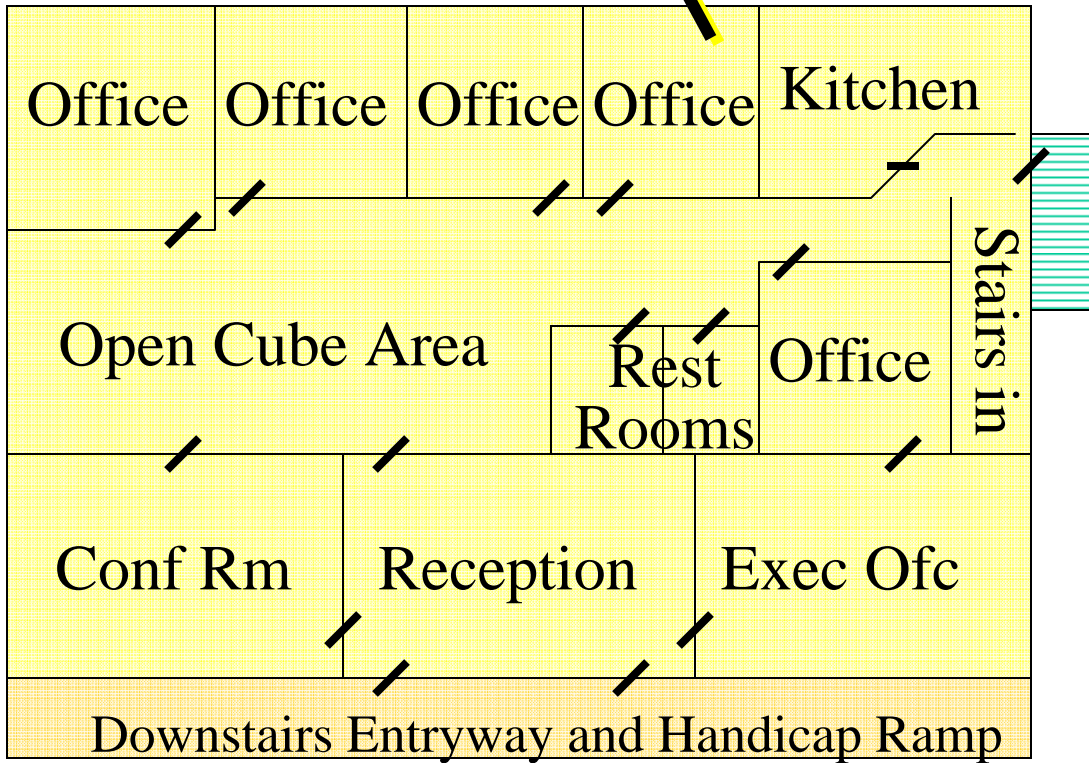
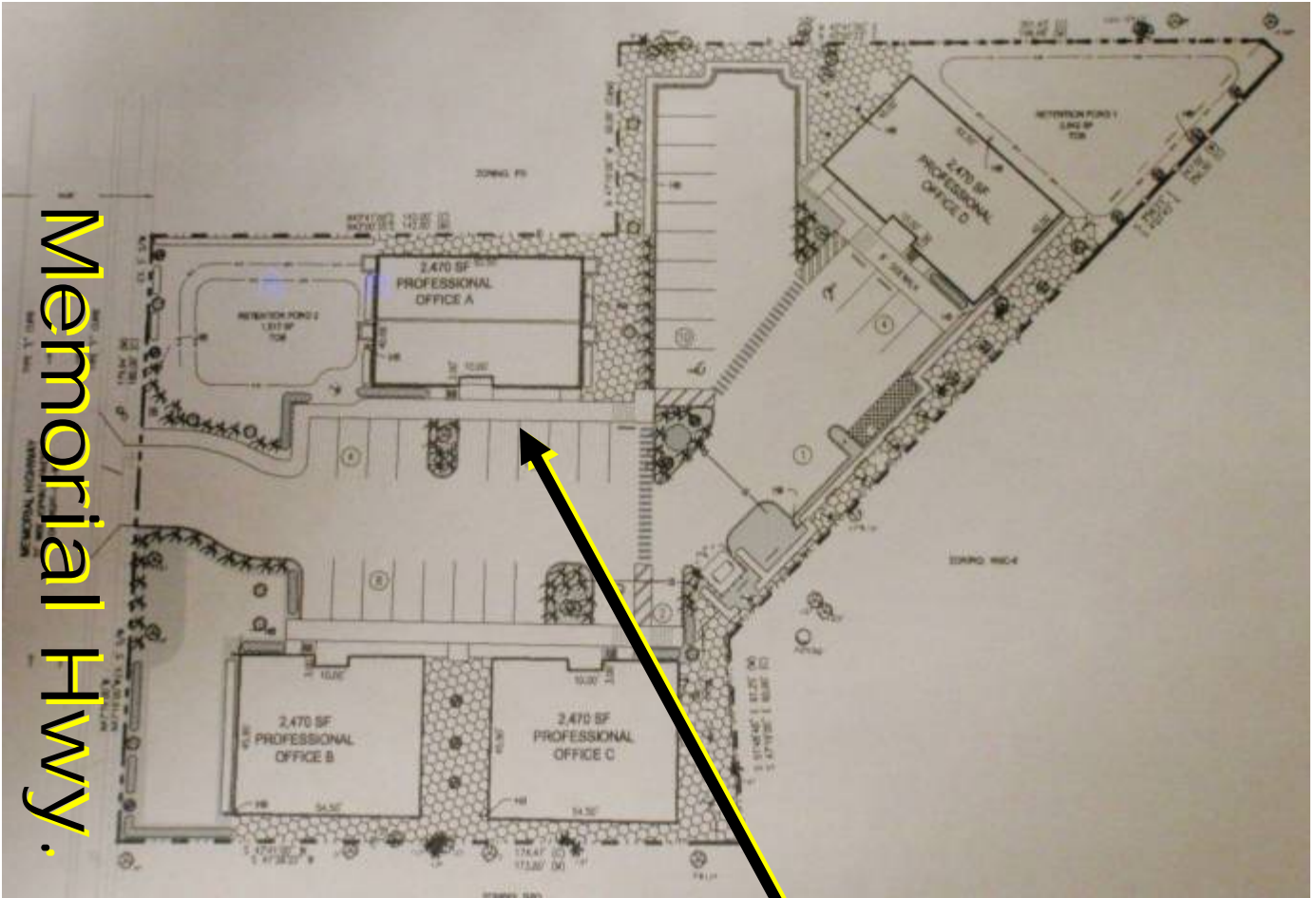
Beautiful USER/ Investment Building – Built to be impressive inside and out. Now real estate company w/ additional offices leased on month to month basis. Owners/ Tenants to finish out rear building and move into it upon sale or lease.



Upstairs



Memorial Hwy.



First Floor (2500 sf)

1 Mile Radius From Site

6323 Memorial Hwy - Town N Country Offices

