



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1627

# FREE STANDING BUILDING FOR SALE



**4056 TAMPA RD.  
OLDSMAR, FL 34677**

- FREE STANDING BUILDING
- CITY OF OLDSMAR
- FLEXIBLE LAYOUT
- ABUNDANT PARKING
- 2,430 SF
- GREAT NORTH PINELLAS LOCATION
- CLOSE TO TAMPA/PALM HARBOR
- **SALE PRICE: \$629,000**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 4056 Tampa Rd.  
Oldsmar, FL 34677

**LOCATION:** On south side of Tampa Rd., just west of Race Track Rd.

**LAND AREA:** .13 Acres  
**DIMENSIONS:** Irregular

**ZONING:** C-2 City of Oldsmar  
**LAND USE:** CG – Commercial General  
**FLOOD ZONE:** “AE” Flood Insurance Required

**IMPROVEMENTS:** 2,430 SF

**LEGAL DESCRIPTION:** in listing folder

**YEAR BUILT:** 2005

**UTILITIES:** Water & Sewer - City of Oldsmar  
Electric – TECO & Trash-CAM

**PARKING:** 7/1000

**TAXES:** \$5,569.19 (2021)

**PRESENT USE:** Office

**SALE PRICE:** \$629,000

**PARCEL ID #:** 24/28/16/66296/000/0030

**CAM:** \$472.96/Month

**NOTES:** Excellent opportunity for an owner user to occupy this free standing building. Located just minutes from downtown Oldsmar and close to many eateries. This 2,430 SF space includes a reception area, six offices, conference room, administrative area with small kitchenette and two restrooms. Large executive style office has direct access into conference room. Very flexible layout with two entry doors off of the reception area. Layout can allow for two businesses to occupy the building. Great for any professional office or medical user.

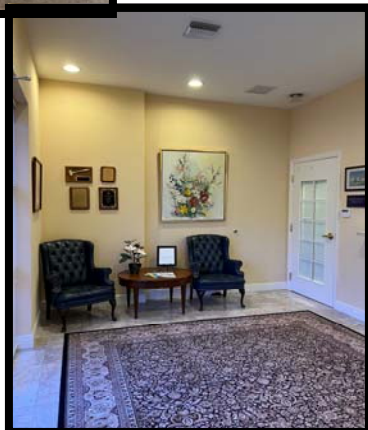
**KEY HOOK #:** 3

**ASSOCIATE:** Monique Petronje

**K&H SIGNAGE:** None

**LISTING CODE:** SI-1627-3-25

**SHOWING INFORMATION:** Listing Associate must accompany all showings.



### FLOORPLAN:

