



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1631

PROFESSIONAL OFFICE SPACE

FOR SALE



630 BROOKER CREEK BLVD. #315
OLDSMAR, FL 34677

- 2,750 SF FOR SALE – MOVE IN READY
- ATTRACTIVELY MAINTAINED CORPORATE OFFICE PARK
- GREAT NORTH PINELLAS LOCATION
- OPEN OFFICE SPACE PLAN
- TILT WALL CONSTRUCTION
- CONVENIENT ACCESS TO TAMPA AND ALL OF CENTRAL FLORIDA
- **PRICE: \$549,999**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



Revised 2/1/23

PROPERTY OVERVIEW

SI-1631

ADDRESS: 630 Brooker Creek Blvd. #315
Oldsmar, FL 34677

LOCATION: Located in an office park west of the Tampa Bay Downs Racetrack at the intersection of Brooker Creek Blvd. & Forest Lakes Blvd.

LAND AREA: 332,363 SF
DIMENSIONS: Irregular

ZONING: M-1 (City of Oldsmar)
LAND USE: IL – Limited Manufacturing
FLOOD ZONE: "X" (no flood insurance required)

IMPROVEMENTS: 2,750 SF

LEGAL DESCRIPTION: Lengthy – (Full Legal in Listing file)

YEAR BUILT: 2004

UTILITIES: Electric – (Teco Electric)
Water, Sewer & Trash – (City of Oldsmar)

PARKING: 80 spaces

PRESENT USE: Office

TAXES: \$6,112.89 (2022)
PARCEL ID #: 13-28-16-11866-003-3150

TERMS: cash at closing

TRAFFIC COUNT: 17,500 AADT
(Forest Lakes Blvd. & Brooker Creek Blvd.)

PRICE: \$549,999

NOTES: The ideal professional office space in the beautiful and modern Brooker Creek Corporate Center. The outstanding Oldsmar location provides easy access to the entire Tampa Bay area and beyond and the abundant parking is great for your customers and employees. Open floor plan with 4 perimeter offices and conference room. Great for co-work space use. Existing office furniture also available. Call now for a tour! Michael Monteclaro (727) 491-5621 or Don Wallace (941) 780-5030

KEY HOOK #: 7

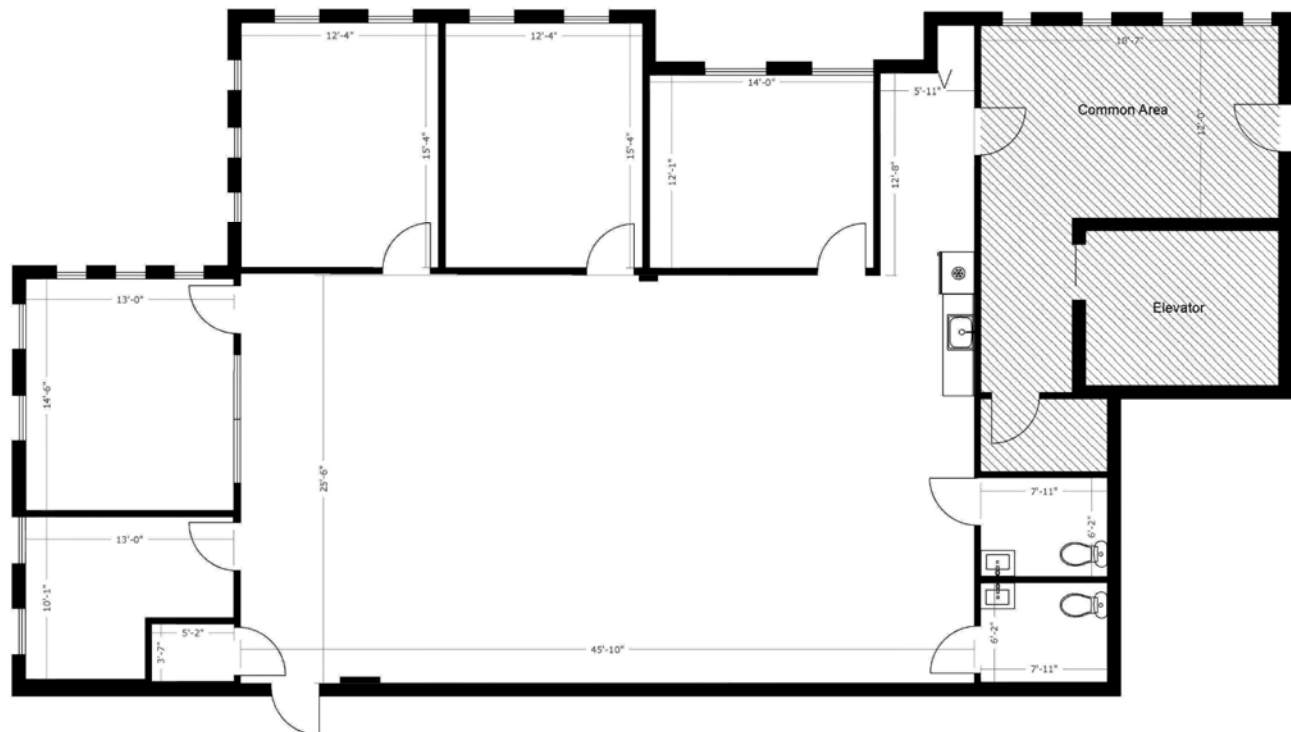
ASSOCIATE: Michael Monteclaro & Don Wallace

K&H SIGNAGE: N/A

LISTING CODE: SI-1631-3-02-26

SHOWING INFORMATION: Please contact listing agents to schedule show times.

FLOOR PLAN



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