



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

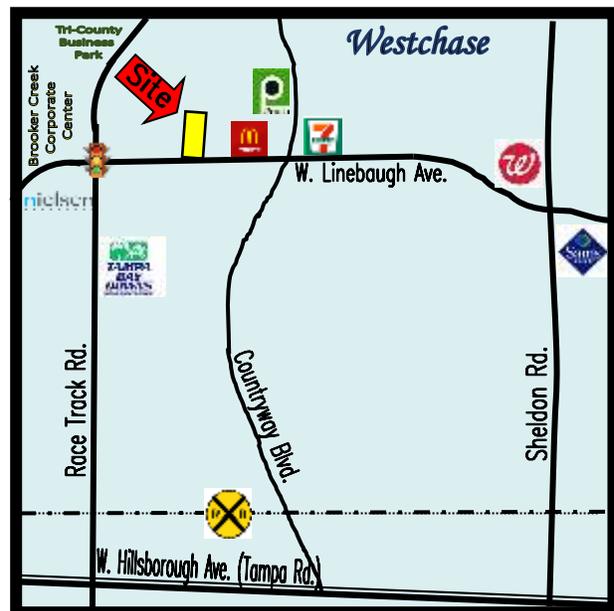
SI-1655

NET LEASED MEDICAL BUILDING FOR SALE



12321 W. LINEBAUGH AVE.
UNIT A
WESTCHASE, FL 33626

- 2,800 SF
- MEDICAL OFFICE BUILDING
- 10 YEAR LEASE
- NOI AVERAGE \$77,037
- **SALE PRICE: \$1,160,000**



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



ADDRESS: 12321 W. Linebaugh Ave.
Westchase, FL 33626

LOCATION: ¼ mile east of Race Track Rd., North side of Linebaugh Ave.

LAND AREA: Office Condo
DIMENSIONS: Total Condo 4,468 SF

ZONING: PD-Planned Development (Hillsborough County)
LAND USE: RCP – Research Corporate Park
FLOOD ZONE: “AE” & “X” – (flood insurance may be required)

IMPROVEMENTS: 2,800 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 2013

UTILITIES: Electric– Teco Electric
Water & Sewer – Hillsborough County

PARKING: 51 spaces:

PRESENT USE: Ophthalmology Office

TAXES: \$12,732 (2023)

TERMS: Cash at closing

PARCEL ID #: Folio #: 003533-2442

SALE PRICE: \$1,160,000

TRAFFIC COUNT: 15,700 VPD

NOTES: This state of the art Retinal specialist Ophthalmologist office is in beautiful condition and is on a ten year lease with an average cap rate of 6.6%. It is a classic investor property perfect to satisfy a 1031 requirement.

KEY HOOK #: N/A

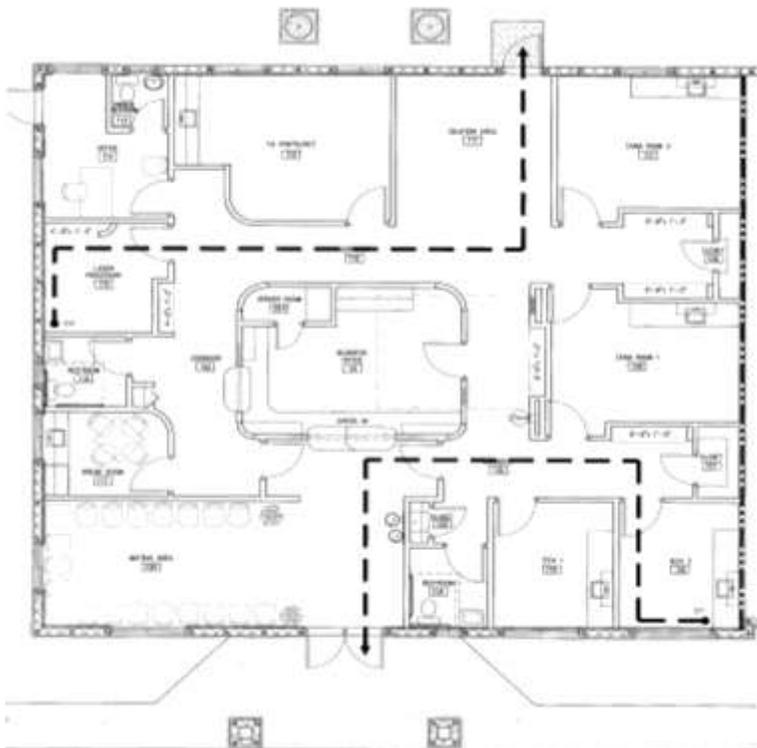
ASSOCIATE: Mark S. Klein, CCIM

K&H SIGNAGE: N/A

LISTING CODE: SI-1655-1-13

SHOWING INFORMATION: Call listing Associate to arrange showing.

UNIT A – FLOOR PLAN



AVERAGE HOUSEHOLD INCOME 2023

1 Mile Radius - \$158,482

3 Mile Radius - \$142,546

5 Mile Radius - \$117,155