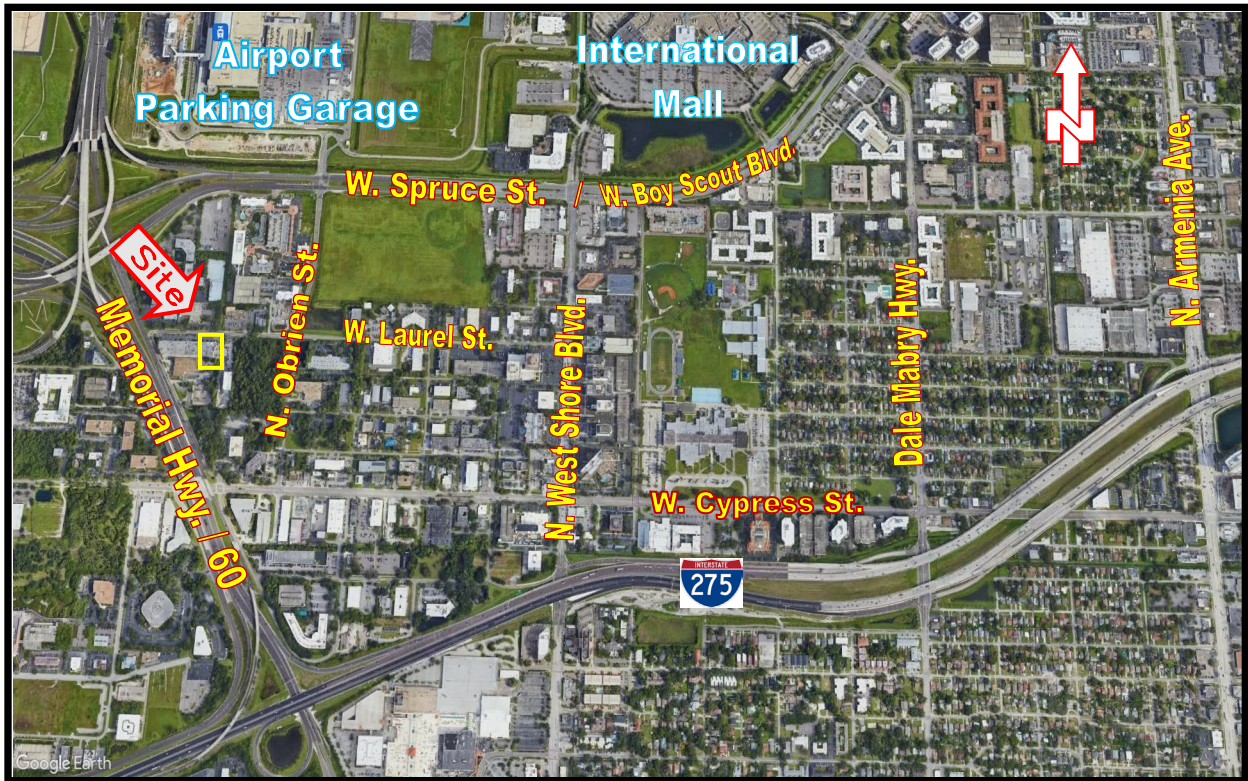




KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

WESTSHORE HIGH QUALITY FLEX-SPACE FOR SALE



5402 W. LAUREL ST., UNIT # 6
TAMPA, FL 33607

- 4,249 SF TOTAL
- INCLUDES: 775 SF - 2ND FLOOR OFFICE
- 10' X 10' GRADE LEVEL DOOR
- 20' HIGH CEILINGS
- FULLY AIR CONDITIONED
- WESTSHORE BUSINESS DISTRICT
- HIGH END INTERIOR FINISHES
- **SALE PRICE: \$1,325,000**



ADDRESS: 5402 W. Laurel St., Unit #6
Tampa, FL 33607

LOCATION: From Spruce St., south on O'Brien.
West on W. Laurel, property is on the south side
of W. Laurel St.

LAND AREA: 2.36 Acres

DIMENSIONS: Irregular

ZONING: M-AP-2 - Airport Compatibility District

LAND USE: M-AP – Municipal Airport Compatibility

IMPROVEMENTS: 69,670 SF

FLOOD ZONE: 'AE' – Flood Insurance Required

YEAR BUILT: 1975, Renovated 2007 & 2023

LEGAL DESCRIPTION: Lengthy, in listing file

CLEAR CEILING HEIGHT:

PARKING: 4/1000

UTILITIES: Electric – TECO, Water/Sewer/Trash –
Via Association (Hillsborough County)

TAXES: \$6,936.48 (2024)

PRESENT USE: Mixed

FOLIO #: 112485-0112

MORTGAGE HOLDER: F & C

TERMS: Cash

PRICE: \$1,325,000

NOTES: Rare opportunity to purchase a high-quality Flex Space located in the Westshore Business district!!! This flex space boasts a 3,474/SF footprint that has 20' clear height and a 775/SF second floor mezzanine with 2 private offices and a large open workspace. The space includes 2 restrooms, 1 grade level overhead rollup warehouse door, 10' x 10' on the south end of the suite and double doors on the north side of the building. The space, also, includes a 200 amp 3-phase power. The new parking lot being developed on the south side of the property will offer a 4/1000 parking ratio. Monthly Association fees are \$1,480.16 and include water/sewer/trash/exterior landscaping/reserves and common signage for the project. This space is ideal for automotive enthusiasts, physical therapists, or any other company that is looking for modern industrial looking space. Full epoxy floor.

KEY HOOK #: 35

ASSOCIATES: Larry Gilbert & Angel Calkins
(727) 483-2512

K&H SIGNAGE: 3 X 4

LISTING CODE: SI-1656-2-31/14

SHOWING INFORMATION: Tenant in place: Listing Associate must schedule all showings.

