



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

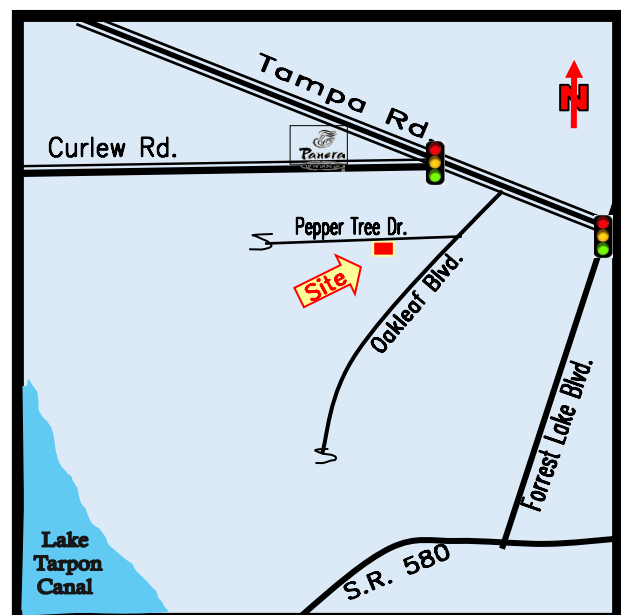
SI-1683

PROFESSIONAL OFFICE FOR SALE



PEPPER TREE DR. OLDSMAR, FL 34677

- GREAT NORTH PINELLAS LOCATION
- 2,025 SF OFFICE
- WELL - APPOINTED
- EXCELLENT ACCESS TO TAMPA RD.
- END CAP UNIT WITH LOTS OF NATURAL LIGHT
- **PRICE: \$550,000**



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



ADDRESS: Pepper Tree Dr.
Oldsmar, FL 34677

LOCATION: NW Corner of Pepper Tree Dr. & Oakleaf Blvd.

LAND AREA: .85 acres (approx.)
DIMENSIONS: Irregular

ZONING: ROR (Residential/Office/Retail) City of Oldsmar
LAND USE: ROG
FLOOD ZONE: "AE" - (Flood Insurance paid by Association)

IMPROVEMENTS: 2,025 SF

LEGAL DESCRIPTION: Full legal in listing folder

YEAR BUILT: 1983

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

PARKING: 26 spaces

PRESENT USE: Professional Office

TAXES: \$4,129.22 (2024)

MORTGAGE HOLDER: F & C

PARCEL ID #: 15-28-16-68421-000-0010 & 0020

PRICE: \$550,000

TRAFFIC COUNT: N/A
TERMS: Cash

NOTES: Own for less than renting 2,025 SF Professional Office for sale in Oldsmar. Recently renovated and well maintained. Includes private offices, conference room, reception, kitchen, work room and two restrooms. Broker Registration & Confidentiality Agreement required. Monthly Condo Association Fee is \$857.50 (\$5.08/SF) and includes, building insurance, water, sewer, trash, landscaping, common signage, reserves and management.

KEY HOOK #: None

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: None

LISTING CODE: SI-1683-3-31

SHOWING INFORMATION: Call listing Associates to schedule all showings.

