



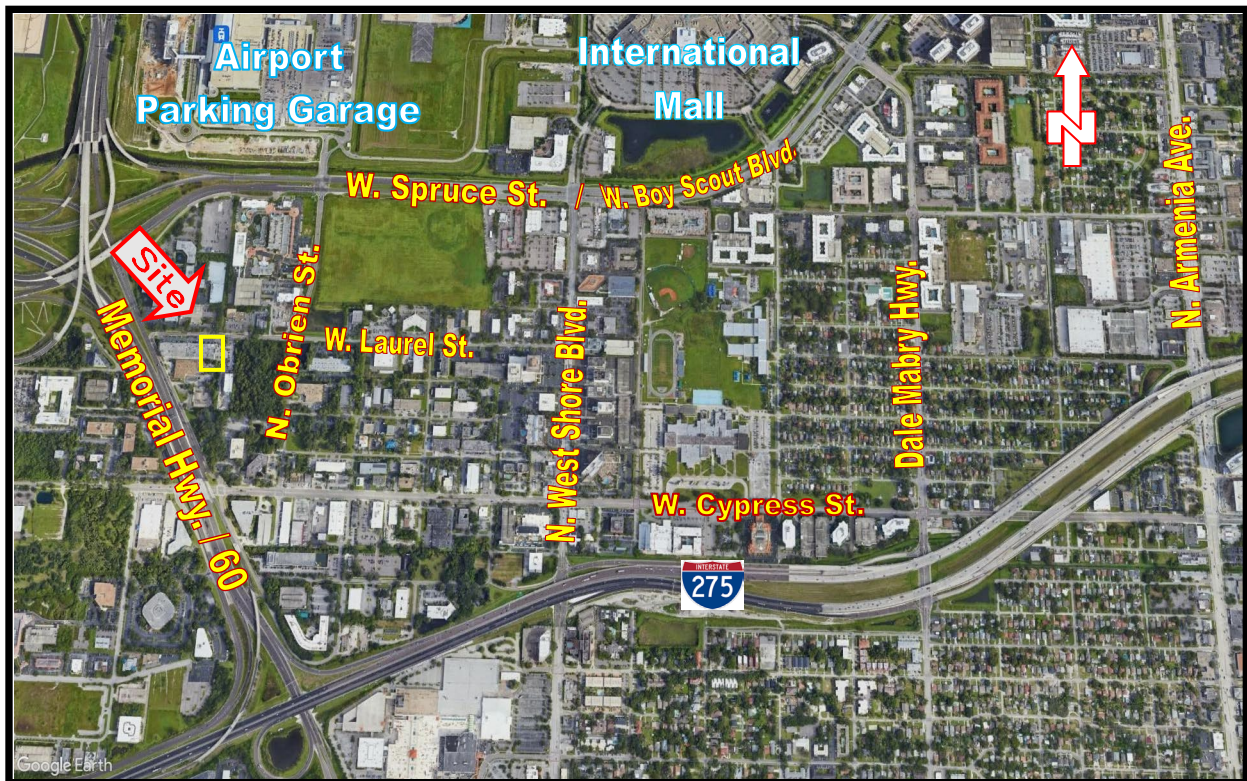
KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1664

WESTSHORE BUSINESS DISTRICT

FOR SALE



5402 W. LAUREL ST., UNIT #213
TAMPA, FL 33607

- UNIT # 213 - 1,600± SF 2ND FLOOR OFFICE
- NEW HVAC
- EASY ACCESS TO INTERSTATE & AIRPORT
- WESTSHORE BUSINESS LOCATION
- **SALE PRICE: \$440,000**



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



ADDRESS: 5402 W. Laurel St. #213
Tampa, FL 33607

LOCATION: From Spruce St., south on O'Brien.
west on W. Laurel St., 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

FLOOD ZONE: 'AE' - Flood Insurance Required

IMPROVEMENTS: 69,670 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1975, Renovated 2007 & 2023

CLEAR CEILING HEIGHT:

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

PARKING: 4/1000

TAXES: TBD

PRESENT USE: Mixed

FOLIO #: TBD

MORTGAGE HOLDER: F & C

TERMS: Cash

PRICE: \$440,000

NOTES: Rare opportunity to purchase a small Office in the Westshore Business District!!! Located in the Laurel Street Commerce Center building. Unit #213 is a 1,600/SF second floor office space with new HVAC, floor covering, paint and lighting. The Westshore Business District offers owners and their employees' easy access to all major Tampa Bay Interstate roadways, Tampa International Airport, International mall, restaurants, banking and more. Don't miss this rare opportunity to own instead of lease. Monthly Association fees are \$557.69 and include water/sewer/trash/exterior landscaping/reserves and common signage for the project.

KEY HOOK #: 25

ASSOCIATE: Larry Gilbert/Angel Calkins (727) 483-2512

K&H SIGNAGE: Two - 3 x 4's

LISTING CODE: SI-1664-2-31/14

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

