



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1664

# WESTSHORE BUSINESS DISTRICT

## HIGH QUALITY OFFICE & FLEX SPACE

### FOR SALE



**5402 W. LAUREL ST., UNITS #113 & #213**  
**TAMPA, FL 33607**

- 2 INDIVIDUAL UNITS AVAILABLE
  - ❖ UNIT # 113 - 3,475± SF FLEX SPACE
  - ❖ UNIT # 213 - 1,600± SF 2<sup>ND</sup> FLOOR OFFICE
- NEW HVAC
- EASY ACCESS TO INTERSTATE & AIRPORT
- WESTSHORE BUSINESS LOCATION
- SALE PRICE: UNIT # 113 - \$810,000  
UNIT # 213 - \$440,000



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 5402 W. Laurel St. #113 & #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:** Unit #113 - \$810,000  
Unit #213 - \$440,000

**NOTES:** Rare opportunity to purchase Flex Space or Office in the Westshore Business District!!! Located in the Laurel Street Commerce Center building we are now offering two unique opportunities. Unit #113 is a 3,475/SF Flex unit with 20' clear height, 10'10' overhead rollup warehouse door and a brand new HVAC system including duct work. 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 CAM including Property Insurance, Water & Sewer. Unit #113 is \$1,321.43 & Unit #213 is \$608.62.

**KEY HOOK #:** 25

**ASSOCIATE:** Larry Gilbert

**K&H SIGNAGE:** Two – 3 x 4's

**LISTING CODE:** SI-1664-2-31

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

