



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

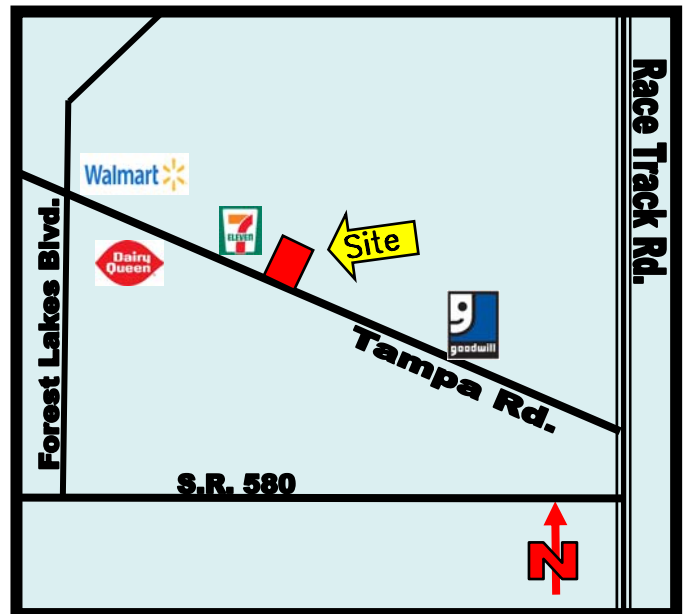
SI-1672 & LO-1319

HIGH PROFILE PROFESSIONAL OFFICE FOR SALE OR LEASE



3895 TAMPA RD.
OLDSMAR, FL 34677

- FREE STANDING BUILDING
- DIRECTLY ON TAMPA RD.
- 5,496 SF
- HIGH VISIBILITY – GREAT SIGNAGE
- IDEAL TRI-COUNTY LOCATION
- LEASE RATE: \$18.00 PSF NNN
- SALE PRICE: \$1,750,000



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

www.kleinandheuchan.com



Revised: 10/25/24

PROPERTY OVERVIEW

SI-1672 / LO-1319

ADDRESS: 3895 Tampa Rd.
Oldsmar, FL 34677

LOCATION: North side of Tampa Road between Pine Ave. and N. Bayshore Blvd.

LAND AREA: 41,512 SF
DIMENSIONS: Irregular

ZONING: RM-15 (City of Oldsmar)
LAND USE: ROG – Residential Office General
FLOOD ZONE: “X” & “AE” (Flood Insurance Required)

IMPROVEMENTS: 5,496 SF heated

LEGAL DESCRIPTION: In Listing File

YEAR BUILT: 2003, Fence (2013) Roof (2019)

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

CLEAR CEILING HEIGHT: 9’6”

PARKING: 31 total spaces

TAXES: \$15,152.93 - (2023)

PRESENT USE: Insurance Office

PARCEL ID #: 23-28-16-63936-075-0140

SALE PRICE: \$1,750,000

TERMS: Cash

NOTES: High profile professional building for sale or lease on busy Tampa Rd. in Oldsmar, FL. Currently used as an insurance office, however zoning allows for office, service, and limited retail uses. Ideally located in N.E. Pinellas County with easy access to Hillsborough & Pasco counties.

KEY HOOK #: 12

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3 x 4

LISTING CODE: SI-1672/LO-1319-3-31

SHOWING INFORMATION: Call listing Associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 5,496 SF

OCCUPANCY: Immediately

PARKING: 31 Spaces

ESCALATION: 5%

RENT: \$18/SF
CAM \$4.78 PSF

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes
Insurance
Insurance: Personal Property & Liability
Trash
Exterior Maintenance
Interior Maintenance
Water
Management
Electric

CAM
CAM
X
X
CAM
X
X
CAM
X

MINIMUM TERM: 5 years

SIGNAGE: Monument