



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

Commercial/Investment/Real Estate Services

SI-1609-A

# STAND ALONE BUILDING FOR SALE



**4919 W. LAUREL ST.  
TAMPA, FL 33607**

- 17,082 +/- SF
- 2 BUILDING COMPLEX
- WESTSHORE BUSINESS DISTRICT
- CLOSE TO RESTAURANTS & SHOPS
- EASY ACCESS FROM MAJOR ROADWAYS
- CLOSE TO INTERNATIONAL MALL
- CLOSE TO TAMPA AIRPORT
- 4/1,000 PARKING RATIO
- **PRICE: \$4,500,000**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 4919 W. Laurel St.  
Tampa, FL 33607

**LOCATION:** Property is located south of Spruce/  
Boy Scout Blvd., in between O'Brien St & Westshore  
Blvd. on the N. side of W. Laurel St.

**LAND AREA:** parts of 2.22 acres  
**DIMENSIONS:** parts of 280' X 351'

**ZONING:** M-AP-1 - Airport Compatibility District  
**LAND USE:** M-AP – Municipal Airport Compatibility  
**FLOOD ZONE:** 'X' – No Flood Insurance Required

**IMPROVEMENTS:** 17,082 SF  
Renovated: 2020

**LEGAL DESCRIPTION:** Lengthy, in listing file

**YEAR BUILT:** 1979

**UTILITIES:** Electric – TECO Electric  
Water/Sewer/Trash – Hillsborough County

**CLEAR CEILING HEIGHT:** 12"

**PARKING:** 4/1,000

**TAXES:** \$57,696.01 (2024)

**PRESENT USE:** Office

**FOLIO #:** 112028-0100

**PRICE:** \$4,500,000

**NOTES:** This multi-building property is ideally located in the Westshore Business District, minutes from shopping, restaurants, banking, Tampa International Airport, International Mall and the Interstate highways. 4919 W. Laurel St. consists of 17,082 SF of professional office in two buildings. The main building is 14,682 SF with a smaller second building of 2,400 SF (1,550 SF break room, 850 SF garage) both building were completely renovated in 2020. This project offers a 4/1,000 parking ratio, outstanding signage and visibility, newer roofs on all buildings, multiple new rooftop HVAC units and more. Call today to schedule a showing.

**KEY HOOK #:** None

**ASSOCIATES:** Larry Gilbert & Angel Calkins

**K&H SIGNAGE:** 3 x 4 (2)

**LISTING CODE:** SI-1609-A-1-31/14

**SHOWING INFORMATION:** Call listing associates to schedule all showings.

