



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

Commercial/Investment/Real Estate Services

SI-1564 / LO-1209

## 4,307 SF OFFICE CONDOMINIUM FOR SALE OR LEASE



**3684 TAMPA ROAD, #105 & #106  
OLDSMAR, FL 34677**

- SPACE CAN BE DIVIDED INTO 2 SEPARATE SUITES
- CONVENIENT OLDSMAR LOCATION
- WELL LOCATED ON THE SOUTH SIDE OF TAMPA RD., WEST OF FOREST LAKES BLVD.
- **LEASE RATE: \$18/SF  
MODIFIED GROSS**
- **SALE PRICE: \$749,500**



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Revised: 12/10/2020

## PROPERTY OVERVIEW

SI-1564 / LO-1209

**ADDRESS:** 3684 Tampa Rd., #105 & #106  
Oldsmar, FL 34677

**LOCATION:** From Tampa Rd., south on Emerald  
Bay Blvd., behind Daddy's Grill.

**LAND AREA:** N/A  
**DIMENSIONS:** N/A

**ZONING:** R/O/R - Residential/Office/Retail City of Oldsmar  
**LAND USE:** R/O/R  
**FLOOD ZONE:** "AE" - Flood Insurance Required

**IMPROVEMENTS:** 4,307 SF  
Total Improvements 18,723 SF  
**YEAR BUILT:** 2004

**LEGAL DESCRIPTION:** In Listing File

**PARKING:** 72 total spaces (3.8/1000)

**UTILITIES:** Water, Sewer – City of Oldsmar  
Electric – TECO Energy

**CEILING HEIGHT:** Approx. 11 ft.

**TAXES:** \$7,734.27 - (2020) Gross Tax  
**PARCEL ID #:** 15/28/16/10352-000-0105 & 0106

**PRESENT USE:** Vacant

**TRAFFIC COUNT:** 58,500 VPD (2018)

**MORTGAGE HOLDER:** None

**MAINTENANCE FEE:** \$1,892.58 / Quarter

**SALE PRICE:** \$749,000

**TERMS:** Cash @ Closing

**NOTES:** The space consists of two office condominium suites – Unit 105 which is 2,391 sq. ft. and unit 106 which is 1,916 sq. ft. Together they total 4,307 sq. ft. The combined floor plans are comprised of 11 offices, 1 conference room, 3 bathrooms, 2 kitchenette areas, several storage areas and 2 large open collaboration/work areas. The units can be easily separated by a new owner. The space is perfect for a small business owner to occupy one suite and lease out the other suite until the owner needs more space.

**KEY HOOK #:** 34

**ASSOCIATE:** Don Russell (727) 709-2158

**K&H SIGNAGE:** 3 x 4

**LISTING CODE:** SI-1564/LO-1209-3-20

**SHOWING INFORMATION:** Contact listing Associate to arrange showing.

## LEASING INFORMATION

**PROJECT SIZE:** 18,723 SF

**SPACE AVAILABLE:** 4,307 SF

**PARKING:** 72 total spaces (3.8/1000)

**OCCUPANCY:** January 1, 2021

**RENT:** \$18/SF Modified Gross

**ESCALATION:** 4%

### OTHER CHARGES

### LESSOR LESSEE

Real Estate Taxes

X

Insurance

X

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

X

Interior Maintenance

X

Water

X

Management

X

Electric

X

**MINIMUM TERM:** Five (5) years

**SIGNAGE:** Monument sign at Tampa Road