



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1568

HIGH QUALITY INDUSTRIAL CONDO IN BROOKER CREEK CORPORATE CENTER FOR SALE



**640 BROOKER CREEK BLVD.
SUITE #430
OLDSMAR, FL 34677**

- INDUSTRIAL & OFFICE SPACE
- HEAVY POWER
- INSTITUTIONAL QUALITY TILT WALL CONSTRUCTION
- 100% HVAC
- UPGRADED FINISHES
- OVERHEAD DOOR WITH RAMP
- 24' CLEAR HEIGHT
- 5,680 SF
- **SALE PRICE: \$770,000**



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

www.kleinandheuchan.com



REVISED: 1/15/2021

PROPERTY OVERVIEW

SI-1568

ADDRESS: 640 Brooker Creek Blvd., Suite #430
Oldsmar, FL 34677

LOCATION: Forest Lakes Blvd., to Brooker
Creek Blvd.

LAND AREA: 7.63 ac.

DIMENSIONS: Condo

ZONING: M-1, City of Oldsmar

LAND USE: IL- Industrial Limited

FLOOD ZONE: "X" No Flood Insurance Required

IMPROVEMENTS: 5,680 SF Industrial & Office

YEAR BUILT: 2005

LEGAL DESCRIPTION: Brooker Creek North III
& IV Condo Bldg. 4 Unit 430.

PARKING: 4 spaces / 1,000 SF

UTILITIES: Electric, Teco Electric
Water, Sewer & Trash – City of Oldsmar

PRESENT USE: Industrial & Office

TAXES: \$8,788 - 2020

CONDO FEE: \$989.18/Month

PARCEL ID #: 13/28/16/11866/004/4300

SALE PRICE: \$770,000

TRAFFIC COUNT: 23,500 VPD @ Forest Lakes Blvd.

TERMS: Cash or New Financing

NOTES: Beautiful Industrial Condo with heavy power, 100%, HVAC, 24 foot clear height, 10' x12' overhead door with a ramp. First floor showroom / open space & breakroom & baths. 2nd Floor with five offices each with windows. Tons of natural light very high parking ratio. Warehouse is wide open and has its own bathroom.

KEY HOOK#: TBD

ASSOCIATE: Steven Klein

SIGNAGE: Window sign

LISTING CODE: SI-1568-03-27

SHOWING INSTRUCTIONS: Must call listing Agent to arrange showing.

