



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

Commercial/Investment/Real Estate Services

SI-1652

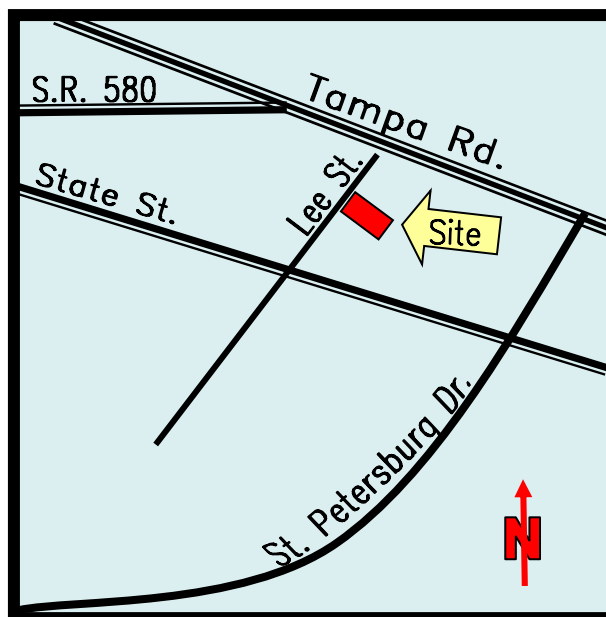
## **FREE STANDING OFFICE**

### **FOR SALE**



**3982 TAMPA RD.**  
**OLDSMAR, FL 34677**

- 9,350 SF FREE STANDING OFFICE
- GREAT OLDSMAR LOCATION
- CLOSE TO BANKING, SHOPPING & RESTAURANTS
- EXCELLENT PARKING AND ACCESS
- SINGLE TENANT OR MULTI-TENANT BUILDING
- **PRICE: \$2,250,000**



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Rev. 2/7/2024

## PROPERTY OVERVIEW

SI-1652

**ADDRESS:** 3982 Tampa Rd.  
Oldsmar, FL 34677

**LOCATION:** From U.S. 19 east on Tampa Rd., to  
Oldsmar Town Center at St. Petersburg Dr.

**LAND AREA:** 28,607 SF

**DIMENSIONS:** Irregular

**ZONING:** TCCR (Town Center Comm. Residential) City of Oldsmar

**LAND USE:** RD (Community Redevelopment District)

**FLOOD ZONE:** "AE" (Flood Insurance Required)

**IMPROVEMENTS:** 9,350 SF

**LEGAL DESCRIPTION:** Full legal in listing folder

**YEAR BUILT:** 2006

**UTILITIES:** Electric (TECO)

Water & Sewer (City of Oldsmar)

**PARKING:** 4/1000

**TAXES:** \$25,558.01 (2023)

**PRESENT USE:** General Office

**PARCEL ID #:** 24/28/16/63975/000/0070

**TERMS:** Cash

**TRAFFIC COUNT:** 55,000 VPD

**PRICE:** \$2,250,000

**NOTES:** New on the market 9,350 SF Professional office building. Very attractive design built in 2006 this unique office building has the ability to be divided into 2 suites, very flexible, current configuration includes 18 private offices, 2 bullpen areas. Great location in Oldsmar with easy access to Tampa, Pasco, and Mid-Pinellas County. Lots of amenities for employees including banking, shopping, and restaurants. Easy access and great parking.

**KEY HOOK #:** 60

**ASSOCIATE:** Larry Gilbert & Steve Klein

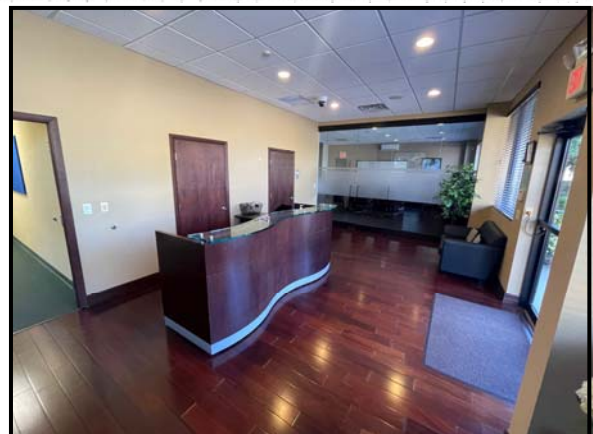
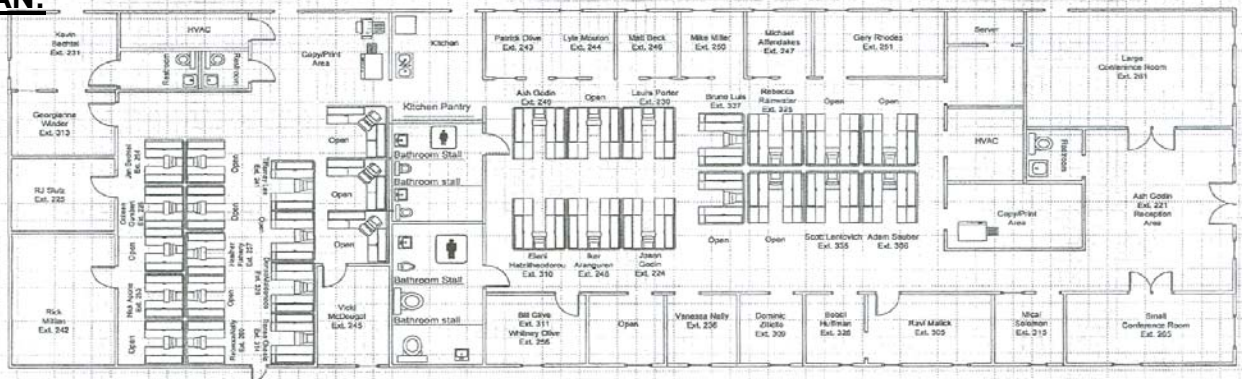
**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** SI-1652-2-31/27

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

### FLOOR PLAN:

9,350 SF



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.