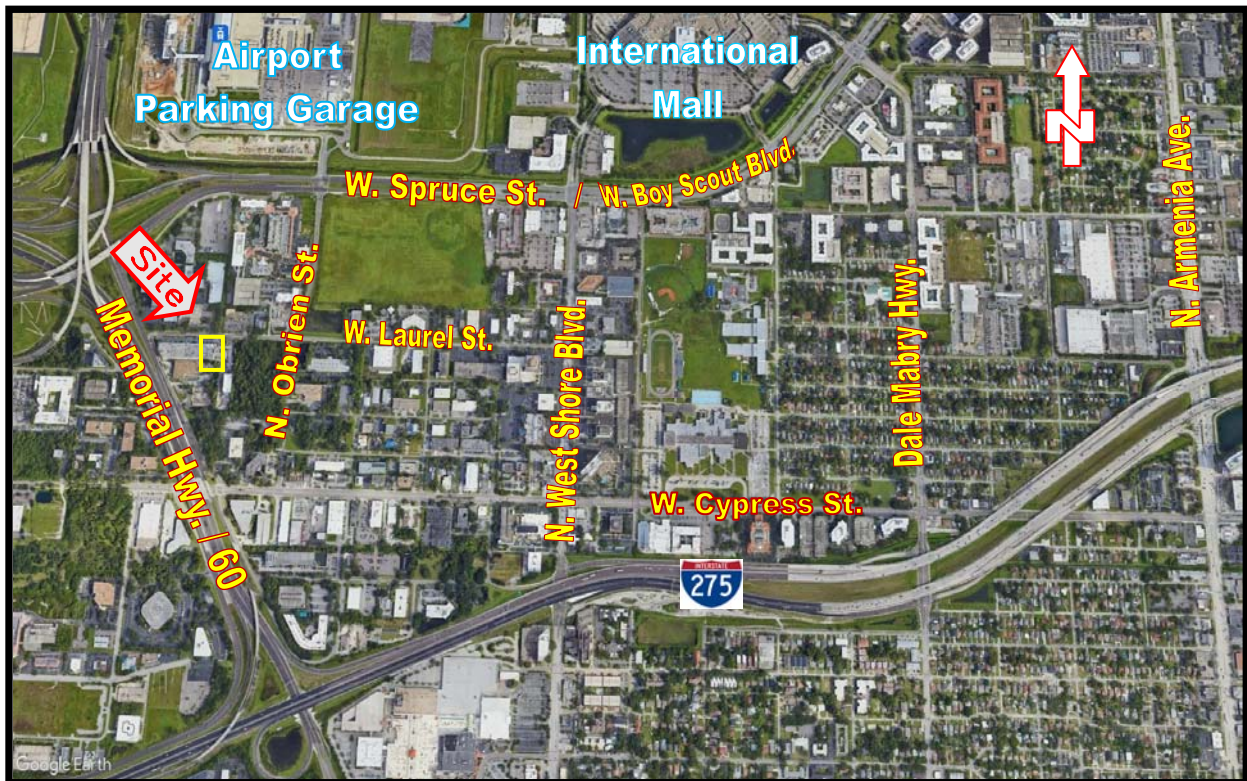




KLEIN & HEUCHAN, INC
REALTORS

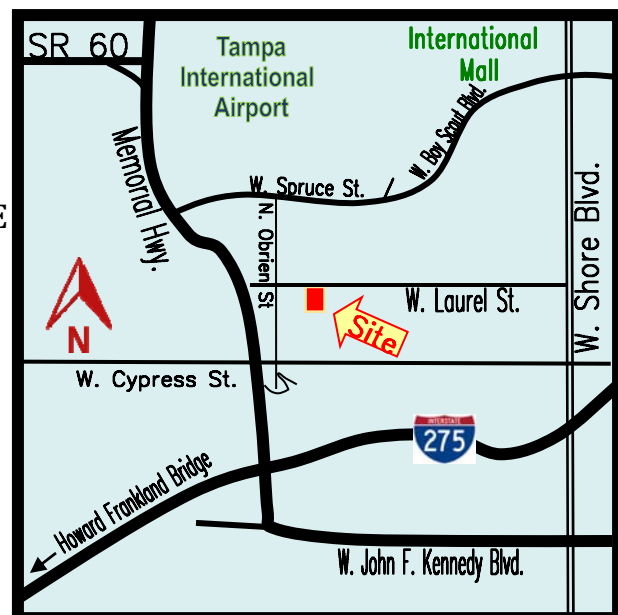
Commercial/Investment/Real Estate Services

WESTSHORE HIGH QUALITY FLEX-SPACE FOR SALE



5402 W. LAUREL ST., UNIT # 6
TAMPA, FL 33607

- 4,249 SF TOTAL
- INCLUDES: 775 SF - 2ND FLOOR OFFICE
- 10' X 10' GRADE LEVEL DOOR
- 20' HIGH CEILINGS
- FULLY AIR CONDITIONED
- WESTSHORE BUSINESS DISTRICT
- HIGH END INTERIOR FINISHES
- **SALE PRICE: \$1,325,000**



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



ADDRESS: 5402 W. Laurel St., Unit #6
Tampa, FL 33607

LOCATION: From Spruce St., south on O'Brien. West on W. Laurel, property is on the south side of W. Laurel St.

LAND AREA: 2.36 Acres
DIMENSIONS: Irregular

ZONING: M-AP-2 - Airport Compatibility District
LAND USE: M-AP – Municipal Airport Compatibility
FLOOD ZONE: 'AE' – Flood Insurance Required

IMPROVEMENTS: 69,670 SF

YEAR BUILT: 1975, Renovated 2007 & 2023 **LEGAL DESCRIPTION:** Lengthy, in listing file

CLEAR CEILING HEIGHT:
PARKING: 4/1000

UTILITIES: Electric – TECO, Water/Sewer/Trash – Via Association (Hillsborough County)
TAXES: \$6,262.66 (2023)

PRESENT USE: Mixed

FOLIO #: 112485-0112

MORTGAGE HOLDER: F & C

TERMS: Cash

PRICE: \$1,325,000

NOTES: Rare opportunity to purchase a high quality Flex Space located in the Westshore Business district!!! This flex space boasts a 3,474/SF footprint that has 20' clear height and a 775/SF second floor mezzanine with 2 private offices and a large open workspace. The space includes 2 restrooms, 1 grade level overhead rollup warehouse door, 10' x 10' on the south end of the suite and double doors on the north side of the building. The space, also, includes a 200 amp 3-phase power. The new parking lot being developed on the south side of the property will offer a 4/1000 parking ratio. Association fees are \$942 per month and include water/sewer/trash/exterior landscaping/reserves and common signage for the project. This space is ideal for automotive enthusiasts, physical therapists, or any other company that is looking for modern industrial looking space. Full epoxy floor. Monthly CAM including Property Insurance, Water & Sewer, is \$1,615.34

KEY HOOK #: TBD

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3 X 4

LISTING CODE: SI-1656-2-31

SHOWING INFORMATION: Tenant in place: Listing Associate must schedule all showings.

