

LAND O' LAKES OFFICE BUILDING

2-Story Building on Beautiful 1+ Acre Lot

2206 Knight Road, Land O' Lakes, FL 34639

**BERKSHIRE
HATHAWAY** | FLORIDA
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COMMERCIAL DIVISION



FOR SALE

- Two-Story Professional Office Building in Land O Lakes
- 3,684 +/- SF Building, Beautiful, Lakefront, 1.02 +/- Acre Lot, C1
- Upscale Layout, Former Fitness Studio, Easily Converted
- Just Off SR54 & Knight Rd, 64,500 AADT on SR54
- Centrally Located Near Banks, Restaurants & Shopping
- Well-maintained and Landscaped on 26 Acre Natural Lake
- List Price \$1,000,000

For Information Contact:

KIM LOHRY
Senior Director
klohry@bhhsflpg.com
727-488-5421

DAVE RABON
Senior Director
drabon@bhhsflpg.com
813-951-3190

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7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

Ph. 813.739.5700 | bhhsflpcommercial.com

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Two-story office building in Land O Lakes, FL 34639 on beautiful Lakefront lot. Built in 2003, this free-standing office building is available for purchase, formerly used as an upscale fitness studio, easily converted for multiple uses. This 3,684 SF building sits on a well maintained and landscaped 1.02 +/- Acre C1 lot on a 26 Acre natural lake. The build pad was raised 10 FT +/- to ensure the building is not in a flood zone.

There are multiple open fitness areas including a built out and conditioned garage space, four offices, three bathrooms and a full kitchen. The property is easily accessed from SR54 & Knight Rd with 64,500 AADT on SR54. It's also centrally located near the intersection of SR54 & Hwy 41, banks, restaurants, and shopping.

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO.

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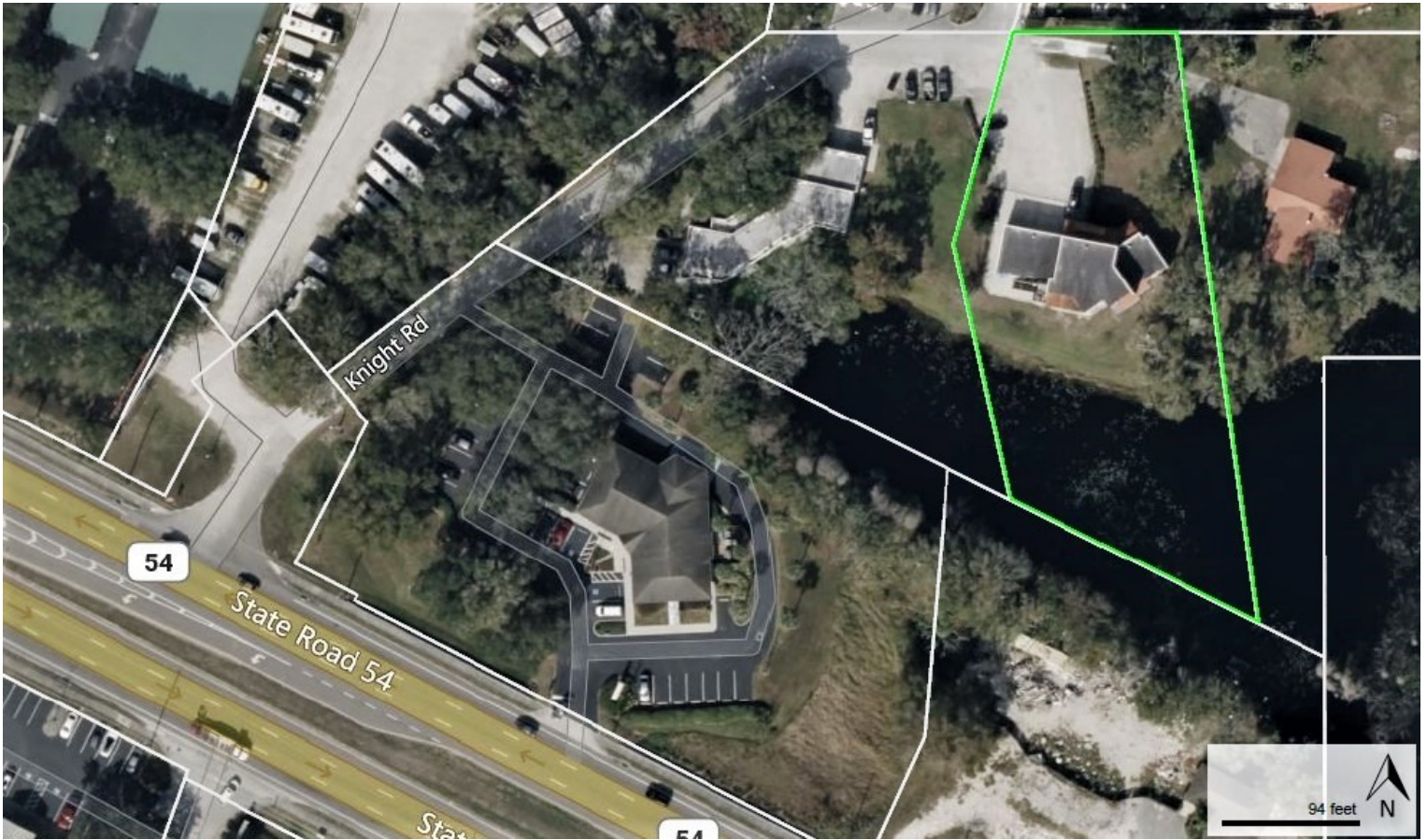
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AREA DEMOGRAPHICS (5 MILE RADIUS)

