



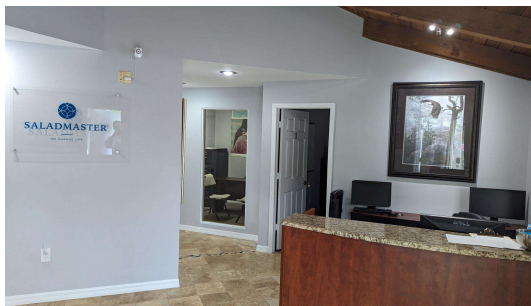
MORE THAN \$30,000 IN RECENT UPGRADES: Bright and airy free-standing professional office condo building with vaulted ceilings, recessed lighting and much more. It was built in 1982.

FOR SALE: \$300,000

1,500 SF mid-county office condo with plethora of nearby retailers

GREAT FLOW TO FLOOR PLAN:

Astute buyer gets welcoming reception area, three private offices, conference room, kitchen, and employee lounge/activity center that easily converts for sales meetings. Two restrooms, one with full shower.



Opportunity to purchase an affordable office condo off Ulmerton Road with average daily traffic count of 50,000+. Plenty of available parking for employees and visitors. Owner responsible for electric and internet, and the \$605 monthly association fee covers building insurance, landscaping, trash, water-sewer, outdoor lighting and maintenance. Attorneys, accountants, architects, financial advisors, insurance and title agencies, real estate brokerages and similar users looking for space should schedule to tour. The property is not in a flood zone.



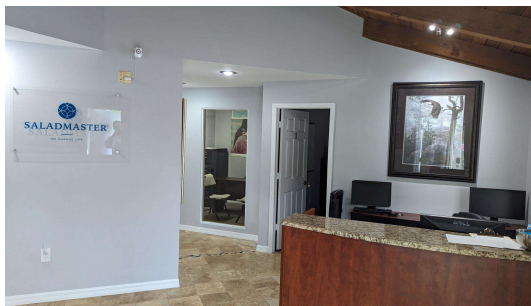
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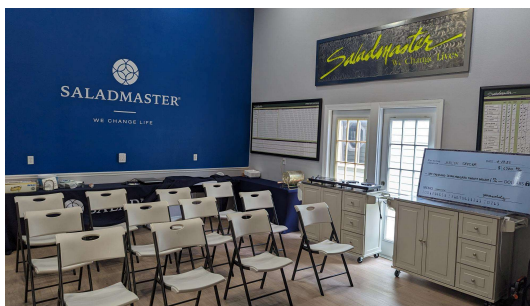
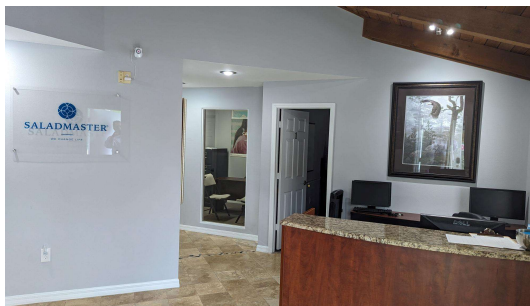
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