

BUILDING FOR SALE



SR52 & Lakewood Drive Hudson FL 34669

FREE STANDING BUILDING:

- Approximately 1400 square feet of air conditioned Professional Office space
- Currently leased to Coast Dental with New 5 year lease



Income Property

~~8.5%~~ Cap Rate! **10% Cap**
(Based on \$21,900 NOI)

Call for Details

Sale Price: ~~\$250,000~~

REDUCED: \$215,000

For more information:

Charles Grey
chuck@figrey.com
(727) 849-2424

PROPERTY STATISTICS

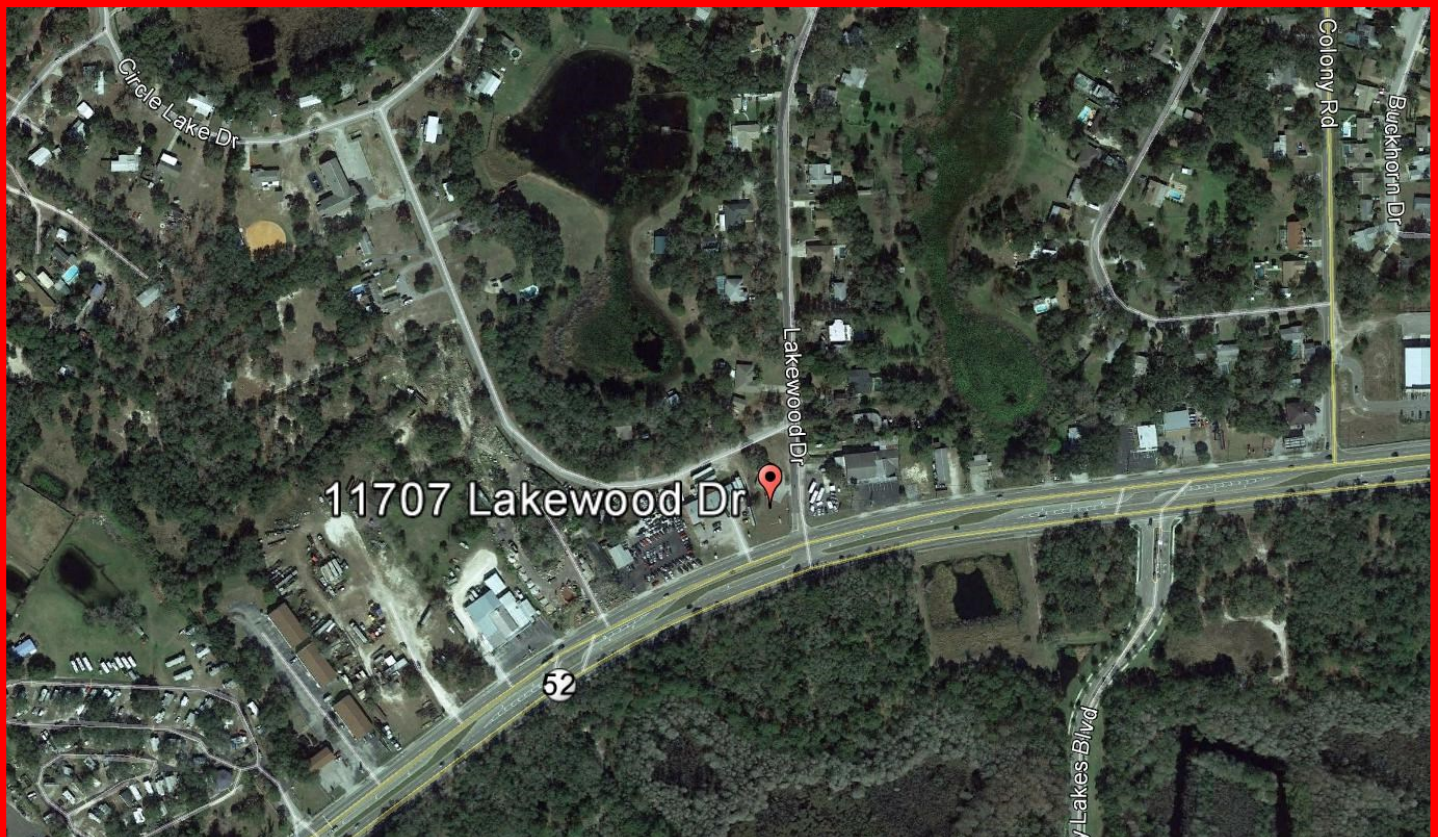
BUILDING		SITE	
SIZE:	1400+/SF	SITE SIZE:	.41 acres
YOC:	1968	PARKING:	Ample
MATERIAL:	CB	ZONING:	C-2 General
Mo. Lease:	\$2150/month	TAXES (2014)	Owner Pays



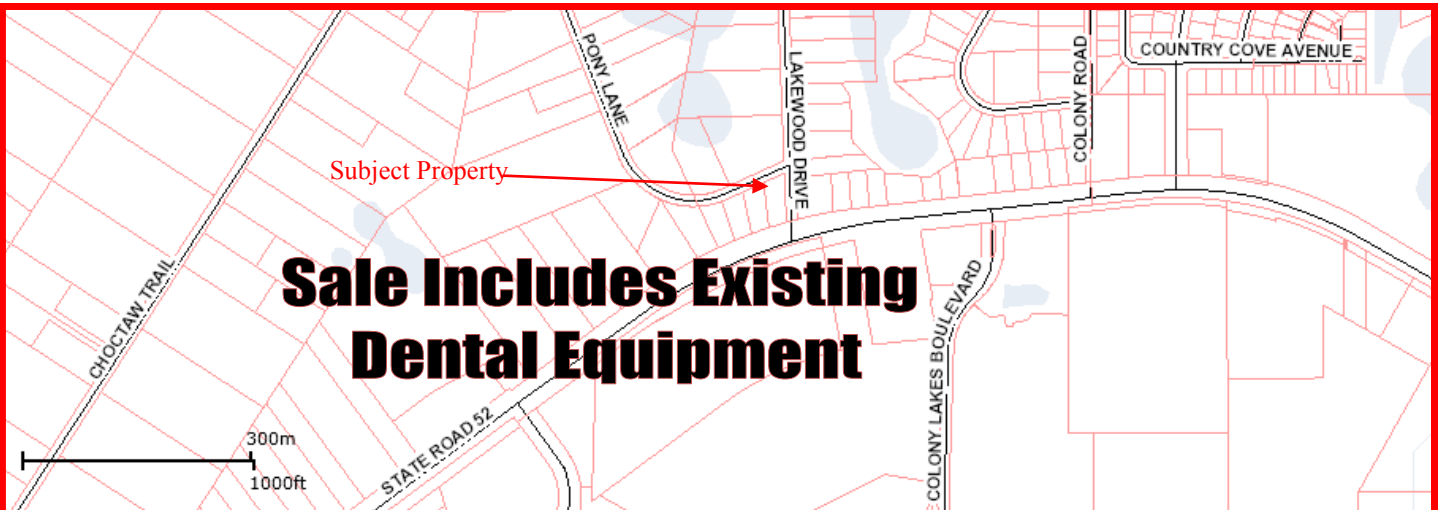
COMMERCIAL REALTOR®

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INVESTMENT PROPERTY



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