

Fischbach **Land Company**



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511

State Road 60 Frontage • 9,946 SF Office Building

Valrico, Florida • Hillsborough County

Tremendous Location • Lighted Intersection • Owner/Occupy or Investment!

Reed Fischbach
813-540-1000
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Purchase Price: \$695,000

SF Price: \$69.87 per SF

Site Address: 100 S Mulrennan Road, Valrico, FL 33594

Building Information:

- **Gross SF:** 10,631 SF
- **Heated SF:** 9,946 SF
- **Year Built:** 1980
- **Framing:** Wood
- **Roof Structure:** Wood truss
- **Roof Cover:**
 - Built-up tar & gravel
 - Re-roofed in 2012

Utilities:

- **Electric:** Teco
- **Water:** Hillsborough County, well for irrigation
- **Sewer:** Septic, but sewer available for connection

Land Information:

- **Acreage:** 1.58 +/- acres
- **SF Size:** 68,830 SF
- **Dimensions:** 200 x 347 feet
- **Zoning:** CG & RSC-6
- **Road Frontage:**
 - 200 feet on SR 60
 - 347 feet on Mulrennan Road
- **Folio:** 86159.0100 & 86159.0200
- **Property Taxes:** \$11,738.25

Tremendous Location!
Busy Lighted Intersection
Owner/Occupy or Investment!

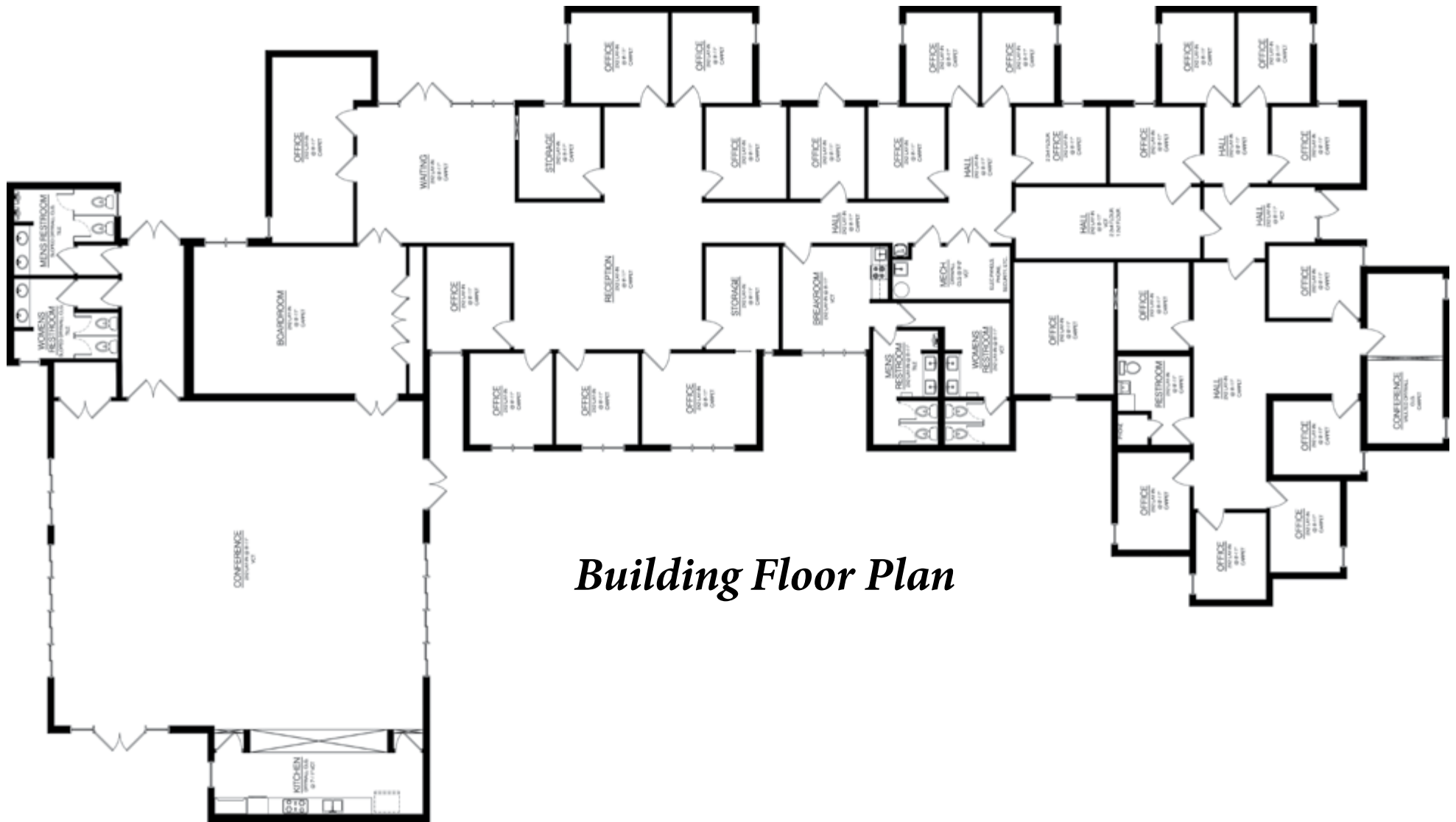
TREMENDOUS LOCATION on lighted intersection of State Road 60 and Mulrennan Road in Valrico. The office building offers 9,946 square feet of rentable space with the opportunity to subdivide for multiple tenants. Great opportunity to own a quality office building as a user/owner occupier or as an investment.





*Close to Newly developed Circle K
and O' Reilly's
Near Brandon, I-75, Retail,
and Restaurants!*





Building Floor Plan