

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

### State Road 60 Frontage • 9,946 SF Office Building Valrico, Florida • Hillsborough County reed

Valrico, Florida • Hillsborough County Tremendous Location • Lighted Intersection • Owner/Occupy or Investment!

Reed Fischbach 813-540-1000 reed@fischbachlandcompany.com

# Fischbach Land Company

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:

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- 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!

## State Road 60 Frontage • 9,946 SF Office Building • Valrico, FL

**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.





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Close to Newly developed Circle K and O' Reilly's

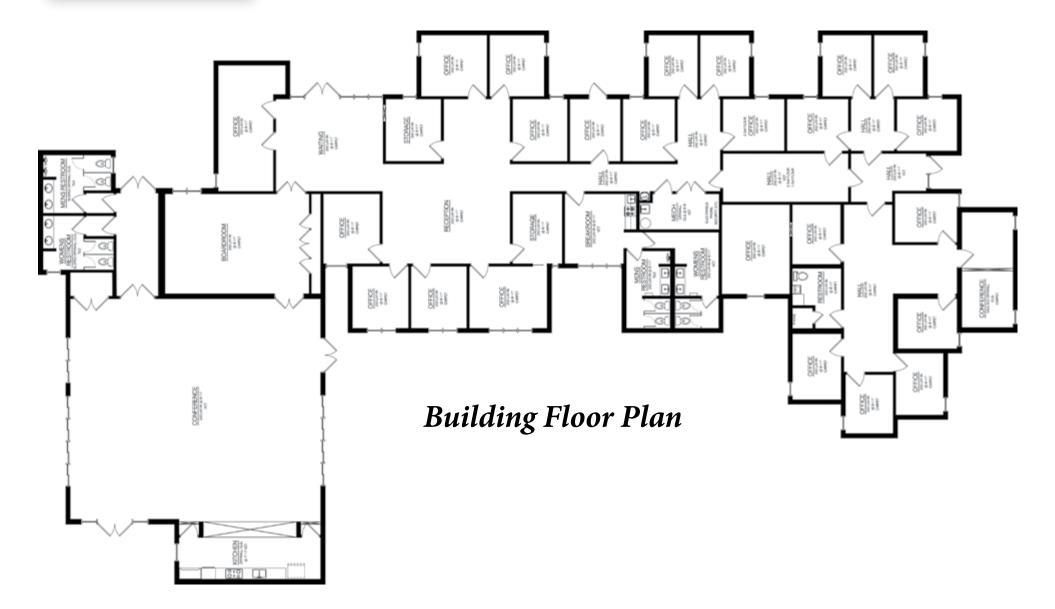
Near Brandon, I-75, Retail, and Restaurants!



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