



BROKERAGE DONE DIFFERENTLY

# AUTOMOTIVE REPAIR/ OIL CHANGE COMMERCIAL SPACE AVAILABLE!

16138 STATE ROAD 54,  
ODESSA, FL 33556

FOR LEASE

**\$8,000/Mo. (NNN)**

**2,000 SF**

Available for a Automotive Repair/ Oil Change Commercial Use!



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, terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

live  
work  
& play  
IN TAMPA BAY

CALL TODAY! 813-935-9600 | TINA MARIE ELOIAN, CCIM | [TINA@FLORIDACOMMERCIALGROUP.COM](mailto:TINA@FLORIDACOMMERCIALGROUP.COM)

## Best Use | Automotive Repair/ Oil Change Move in Ready!

### FINANCIAL & TERMS

Status: **Active**  
Price: **\$8,000/Mo. (NNN)**  
Terms: **For Lease**

### LOCATION

County: **Pasco**  
Street Number: **16138**  
Street Name: **State Road 54**  
City: **ODESSA**  
Market: **ODESSA**

### PROPERTY DETAILS

Folio: **30-26-18-0000-00400-0016**  
Type: **Stores**  
Property Use: **Store 1 Floor**  
Building Size: **3,452 SF**  
Gross Land Area: **1.28 Acres (55,762 SF)**  
Usable Size: **2,000 SF**  
Year Built: **2005**  
Frontage: **267.53' fronting SR 54**  
Depth: **207.79'**

Stories..... **1**  
Bathrooms..... **1**  
Parking..... **Onsite**  
Property Style..... **Commercial**  
Current Use..... **Automotive Repair / Oil Change**  
Zoned..... **MPUD**

### THE COMMUNITY

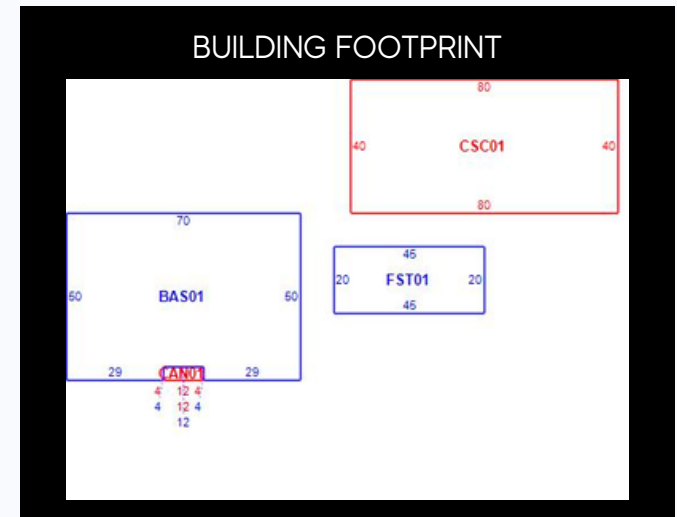
Flood Zone Area: **X - Moderate to Low Risk Areas**

### UTILITIES

Electricity: **TECO / Duke Energy**  
Water: **Pasco County Utilities**  
Waste: **Pasco County Solid Waste**  
Communications: **Frontier/AT&T/Spectrum**

### LEGAL DESCRIPTION

BEG AT NW COR OF IVY LAKE ESTATES PARCEL ONE PHASE ONE PB 44 PGS 14-22 SAID POINT ALSO BEING ON WLY R/W OF HEDERA BLVD TH ALG WLY R/W S24DEG45'12"E 196.97 FT TH 10.92 FT ALG ARC OF CURVE LEFT RADIUS 1325.00 FT CHD BRG & DIST S24DEG59'22"E 10.92 FT TH S65DEG14'48"W 267.57 FT TO SE COR OF PARCEL DESC IN OR 5258 PG 1219 TH ALG ELY BDY OF SAID PARCEL N24DEG45' 12"W 207.79 FT TO SLY R/W LINE OF STATE R D 54 TH ALG SAID R/W N65DEG13'29"E 267.53 FT TO POB OR 8638 PG 3685



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401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



2,000 SF OF USABLE SPACE



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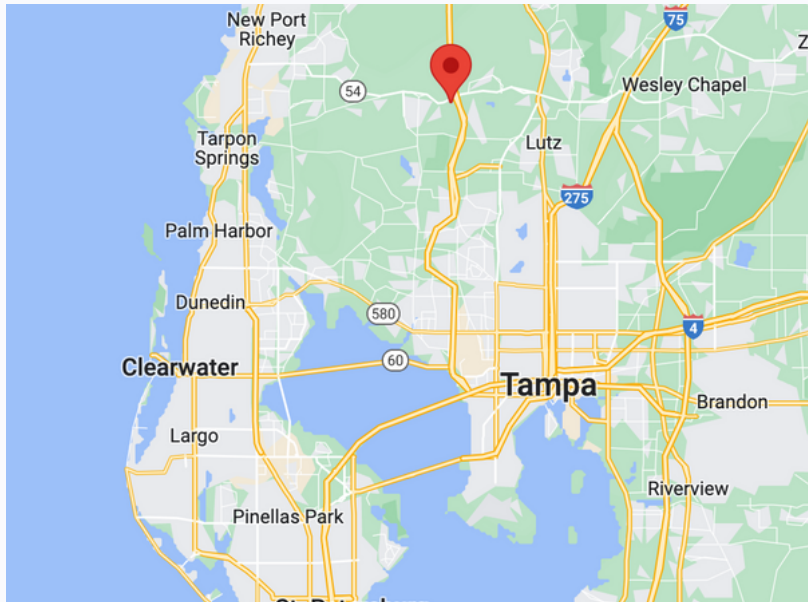
2,000 SF of usable Space | Highest and Best Use: Commercial / Automotive Repair / Oil Change

## Prime Commercial Space with Endless Possibilities for Lease

- Shared Tenant Space
- Shell Gas Station Anchor Tenant
- 10 allotted parking spaces
- Pull-in-Garage
- Great Visibility
- 0.5 mi from Suncoast Parkway
- 25 mi from Tampa
- 5.5 mi US Hwy 41
- Prime location for automotive and oil change businesses.
- Spacious work area for multiple vehicles.
- Dedicated bays and equipment for oil change services.
- Fully equipped with state-of-the-art tools.
- Purpose-built infrastructure for automotive operations.



2,000 SF of usable Space | Highest and Best Use: Commercial / Automotive Repair / Oil Change



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# DIRECTIONS

16138 STATE ROAD 54, ODESSA, FL 33556

\_\_\_\_\_ SF of usable Space | Highest and Best Use: Commercial / Automotive Repair / Oil Change

## DIRECTIONS - FROM TAMPA

Get on I-275 S from US-41 BUS N/N Florida Ave

3 min (0.9 mi)

Take FL-589 N to FL-54 W in Odessa. Take exit 19 from FL-

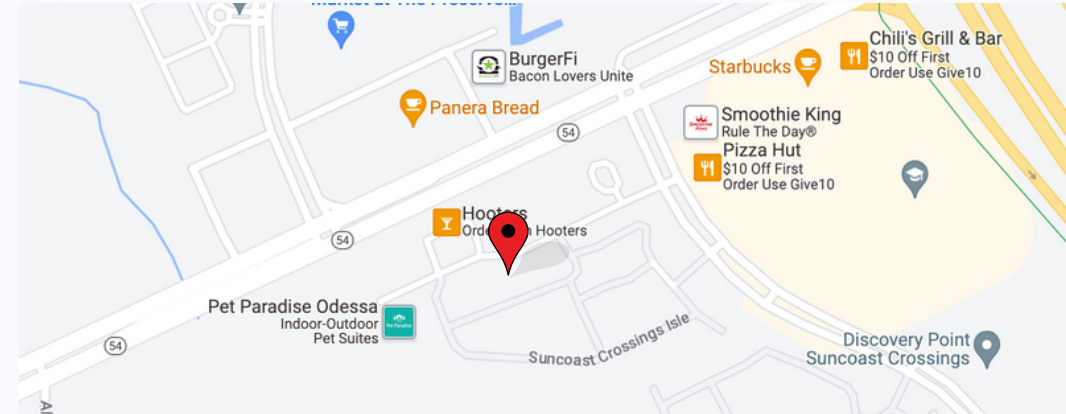
589 N

22 min (23.2 mi)

Continue on FL-54 W to your destination

**CALL TINA DIRECTLY TO SCHEDULE  
A SHOWING OR TO SUBMIT YOUR  
LETTER OF INTENT**

**MOBILE: 813.997.4321**



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CCIM & BROKER

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