

# MEDICAL & DENTAL FACILITY FOR SALE

Near Future Moffitt Cancer Center

2814 14th Ave SE, Ruskin, FL 33570



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION

## FOR SALE

- 22,306 SF on 4.6± Acres
- Fully renovated in 2011
- Excellent Parking & Signage
- On-site Generator
- Minutes From the Future Moffitt Cancer Center
- Conveniently located minutes from I-75 and US Hwy 41
- Sale Price: \$5,900,000



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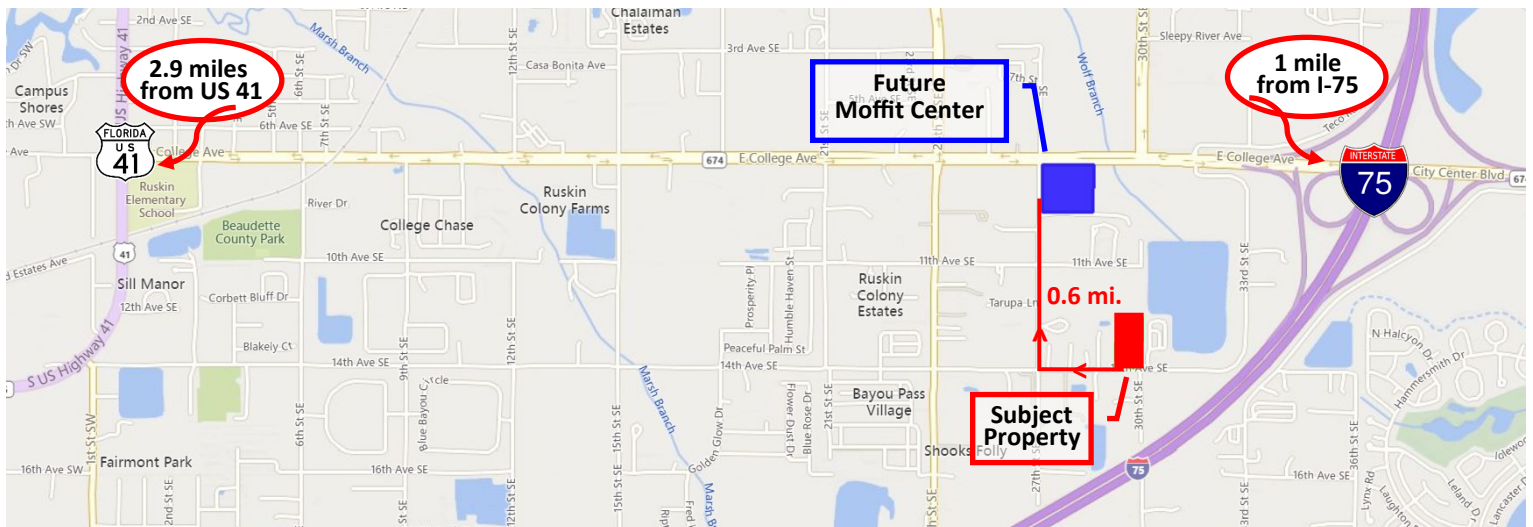
Medical & dental facility, fully renovated in 2011 and strategically located just minutes from the proposed new 75,000 SF Moffitt Cancer Center on E. College Avenue and 27th Street South. This impressive one-story building spans over 22,306 square feet on 4.6± acres of prime real estate, offering ample space for all your medical needs.

Step into the main lobby and experience the perfect blend of elegance and functionality, with easy access to all medical specialties including Family Practice, Internal Medicine, Pediatrics, OB/Family Planning, Dental, and Optometry. With 22 medical exam rooms, 6 dental exam rooms, 6 waiting rooms, and 10 restrooms, your patients will feel comfortable and well-cared for during their visit.

The onsite pharmacy is an added convenience for your patients, ensuring they can fill their prescriptions with ease. Parking is never an issue, with 125 parking spaces, 5 handicap spaces, and a helicopter pad onsite. You'll never have to worry about power outages either, with a Cummins Generator manufactured and installed in 2011 that holds 1,700 gallons of diesel fuel.

Located just minutes from US Hwy 41 and I 75, this property is easily accessible for patients and staff alike. This is a unique opportunity to own and operate your dream medical facility. Contact us today to schedule a visit and see for yourself!

\* The owner will require a leaseback option (projected to March 2024)



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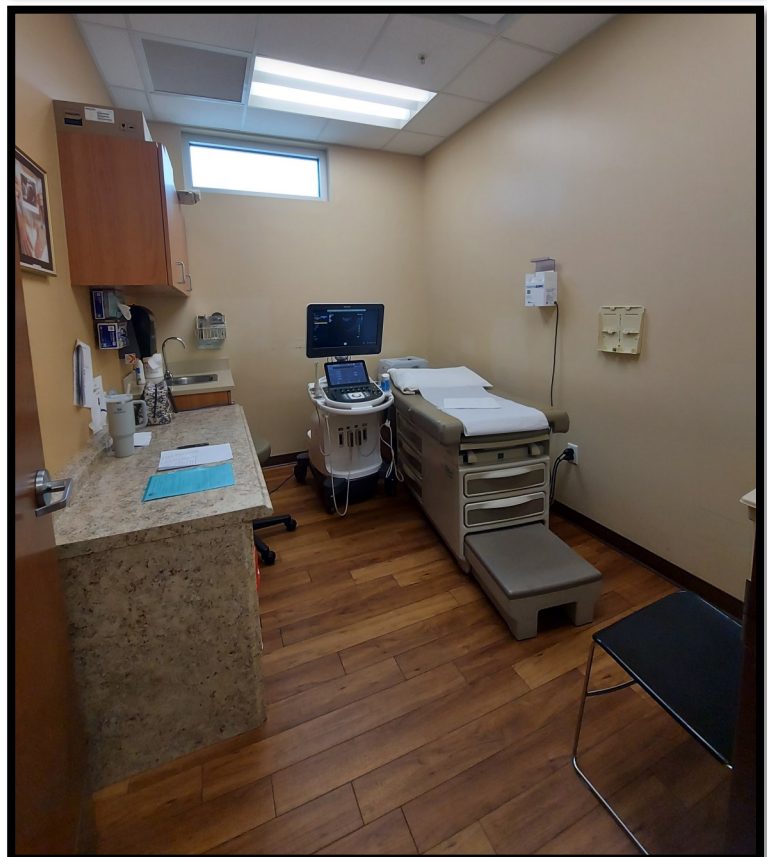
COMMERCIAL DIVISION

Property  
Photos



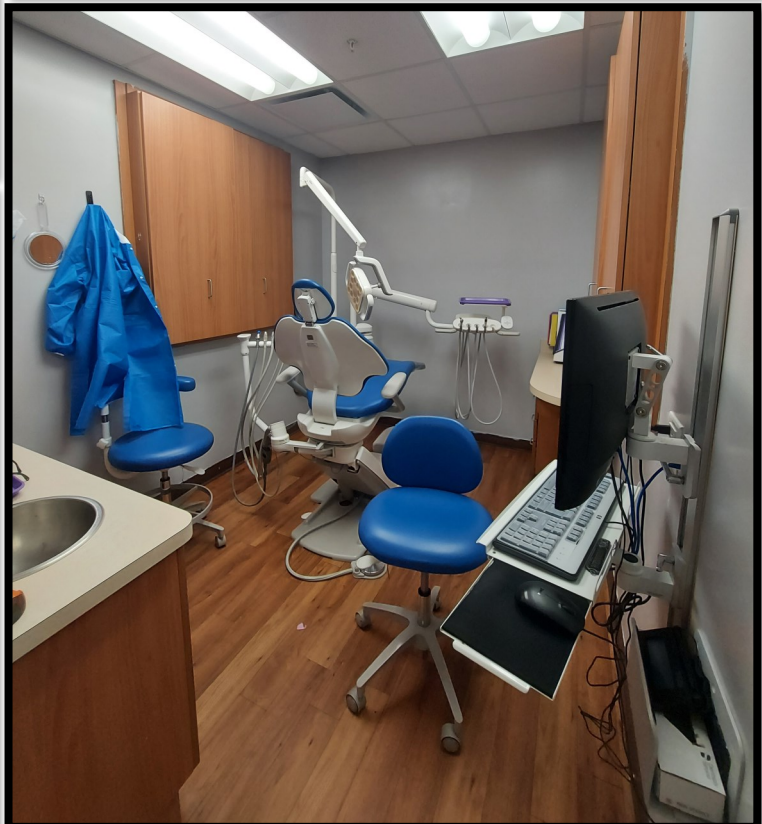
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# FLOOR PLAN - 2814 14th Ave SE, Ruskin, FL

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Location  
T-STATS.

1 thru 13 units  
OAE I.T. Split System

