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813.935.9600

TINA MARIE ELOIAN, CCIM
TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

**11450 N. 53RD STREET
TAMPA, FL 33617 | SALE/LEASE**

**MEDICAL/ PROFESSIONAL OFFICE
TERRACE COURT PROFESSIONAL PARK**

**• 4,542 SF BUILDING •
OWNER / USER INVESTMENT**



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

INVESTMENT OPPORTUNITY



PROPERTY INFORMATION

- Offering Price: **\$1,700,000/**
- Price per SF: **\$374.28**
- Lease Price per SF: **\$21.50/ NNN/ +S.T.**
- Available for lease: **3,200 SF** (Available Summer 2024)
- Folio number: **201178-1150**
- Site improvements: **4,542 SF**
- Lot size: **4,488 SF**
- Zoning: **CO (Commercial Office)**
- Traffic: **71K VTD (Fowler Ave. & N. 52nd St.)**
- Highest and best use: **Professional or Medical office**
- Freestanding building
- Up to **20** parking spaces
- Terrific signage opportunities
- Stunning barrel **tile** roof
- Professionally landscaped
- Security **lighting**



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: **\$1,700,000/**

Price per SF: **\$374.28**

Purchase Options: Cash, Hard money, SBA, Conventional

Lease Price per SF: **\$21.50/ NNN/ +S.T.**

Available for lease: 3,200 SF (Available Summer 2024)

Lease terms: Minimum 1 year lease

NNN Expenses: (Property Taxes, Alarm, Insurance, Utilities, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Address: 11450 N. 53rd St.

City: Tampa

Zip Code: 33617

County: Hillsborough

Traffic Count: 71,000 VTD (Fowler Avenue and N. 52nd St)

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Temple Terrace

THE PROPERTY

Folio Number: 201178-1150

Zoning: CO (Commercial Office)

Current Use: Medical Office

Site Improvements: 4,542 SF

Lot Size: 4,488 SF

Parking: Onsite- Up to 20 spaces

UTILITIES

Electricity: TECO

Water: Call Broker for Details

Waste: Call Broker for Details

Communications: Spectrum, Frontier and Verizon

THE COMMUNITY

Community/ Subdivision Name:

Temple Terrace Area West

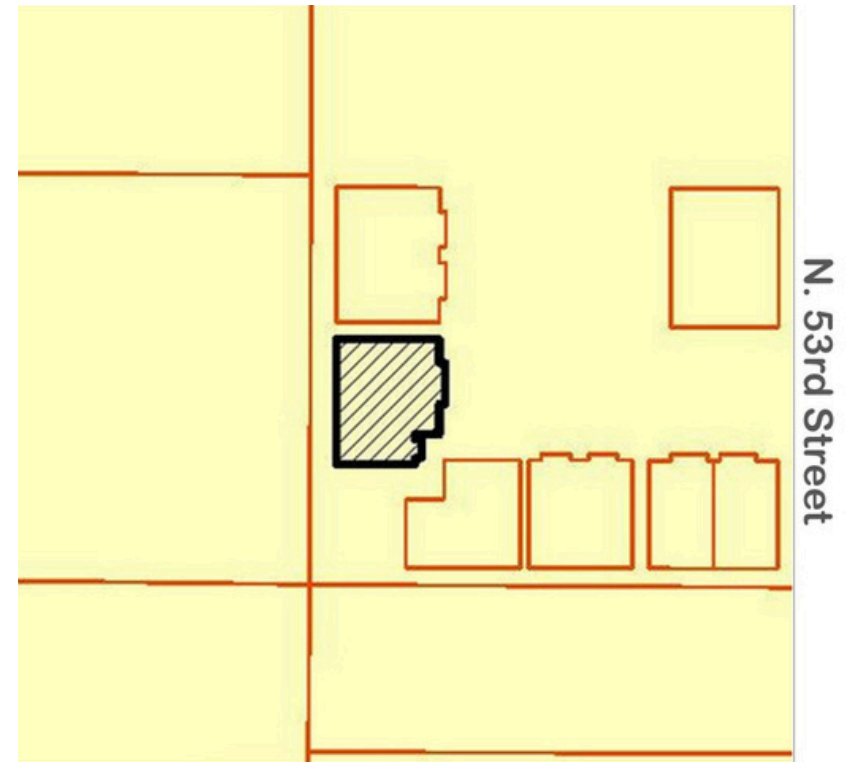
Flood Zone Area: X

Flood Zone Panel: 12057C0217H

TAXES

Tax Year: 2023

Taxes: \$14,454.41



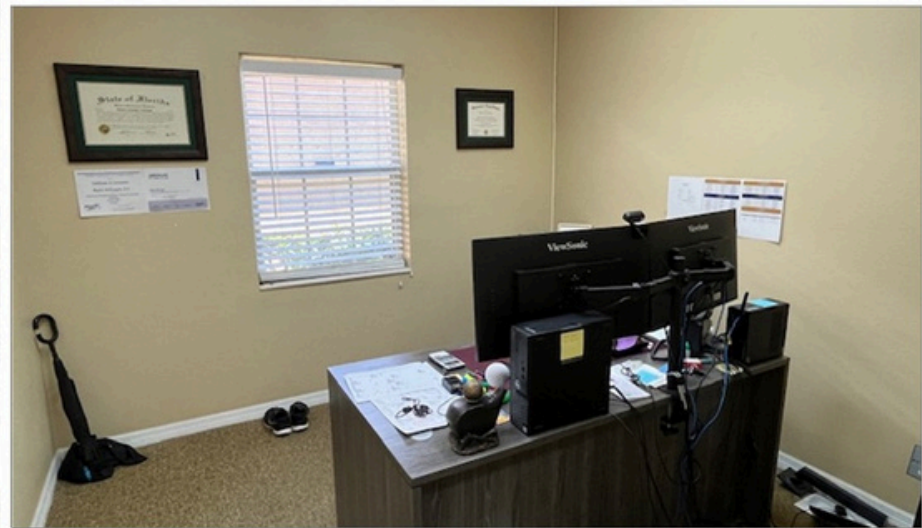
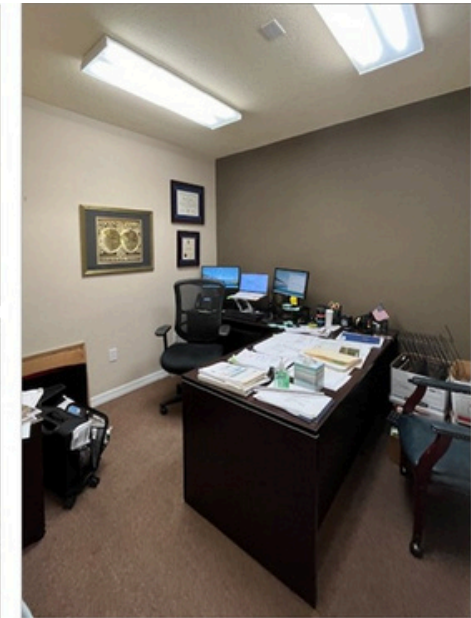
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PROPERTY PHOTOS



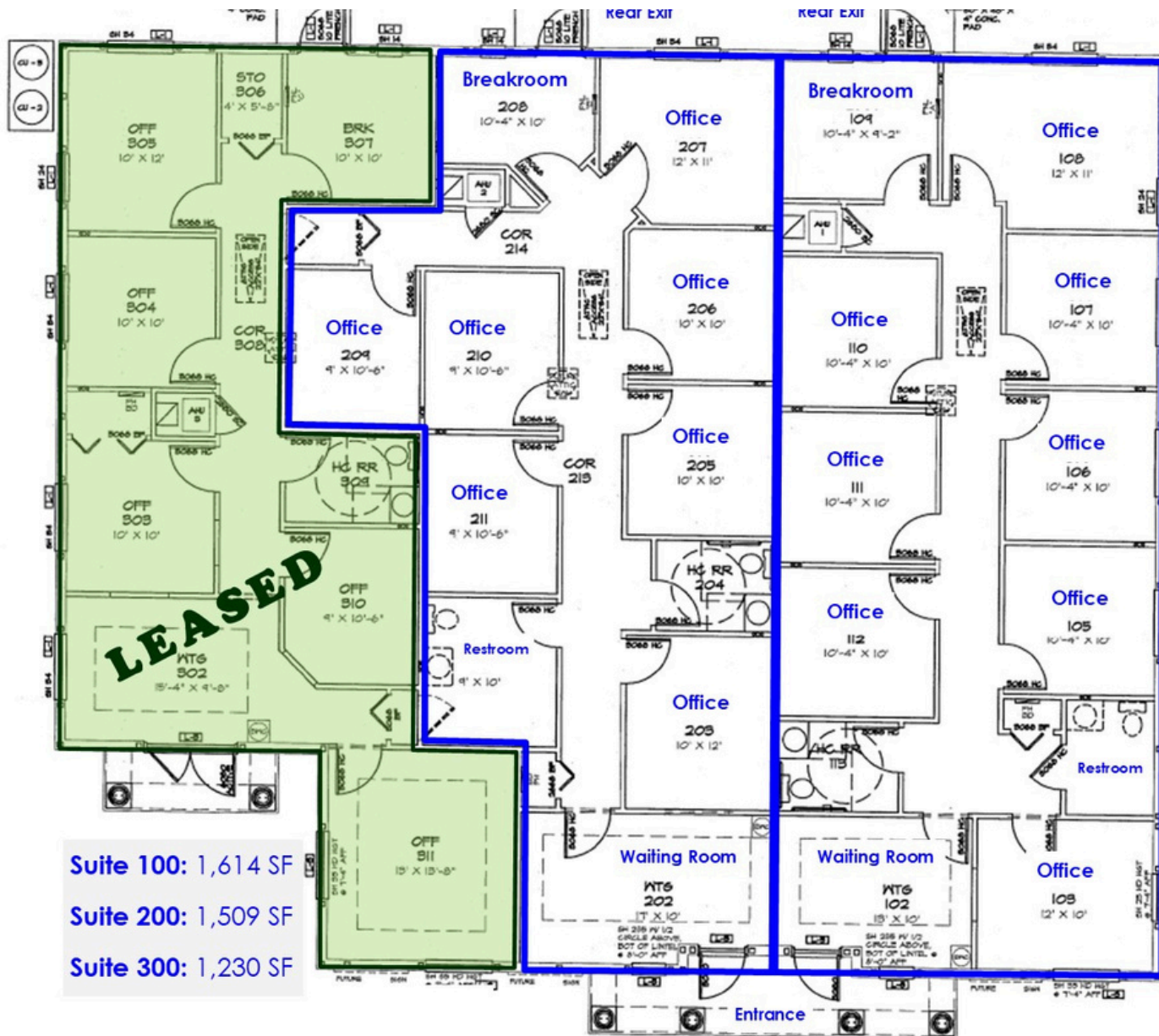
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BUILDING FLOORPLAN



Suite 100: 1,614 SF
 Suite 200: 1,509 SF
 Suite 300: 1,230 SF

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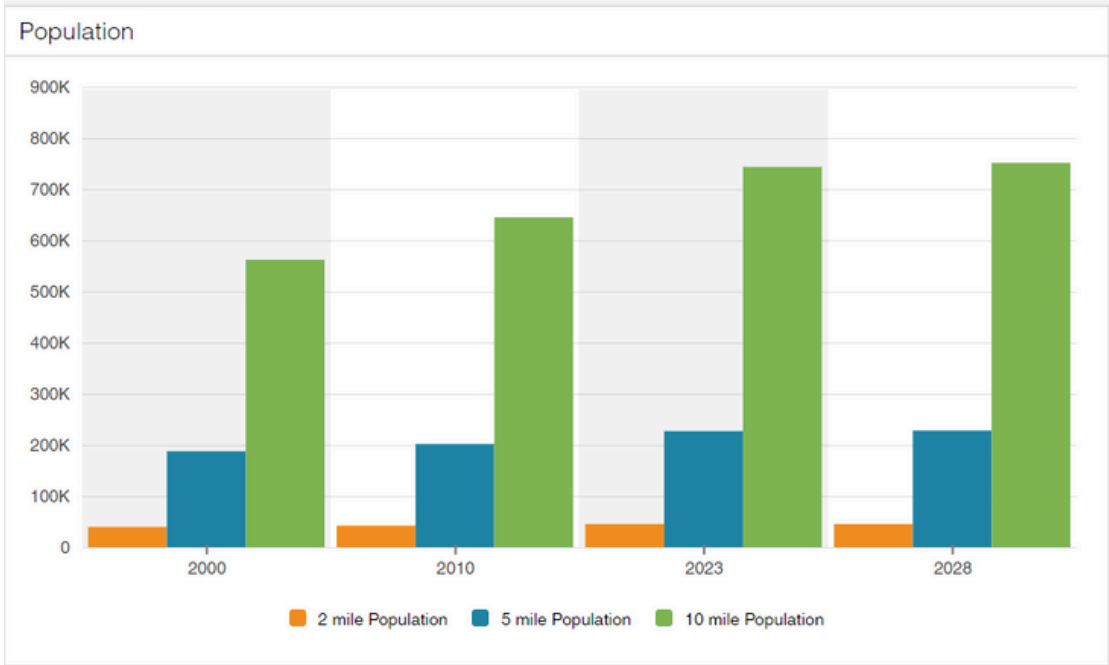
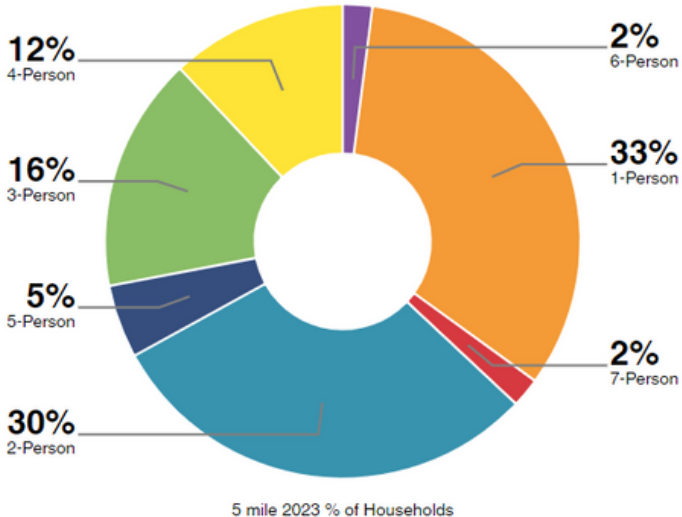
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AREA HIGHLIGHTS | DEMOGRAPHICS

- **PRIME TEMPLE TERRACE LOCATION**
- Great visibility and access
- Buzzing residential and business district that is frequented by local & regional visitors
- Quick commute into the buzzing Temple Terrace Area, USF Area, New Tampa, Southern Pasco County, East Tampa, Downtown Tampa, Historic Ybor City, Channel District and the surrounding Greater Tampa Area
- Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares
- Convenient access to several major thoroughfares with easy accessibility to Interstate 75, Fowler Avenue, Busch Blvd., N. 30th Street



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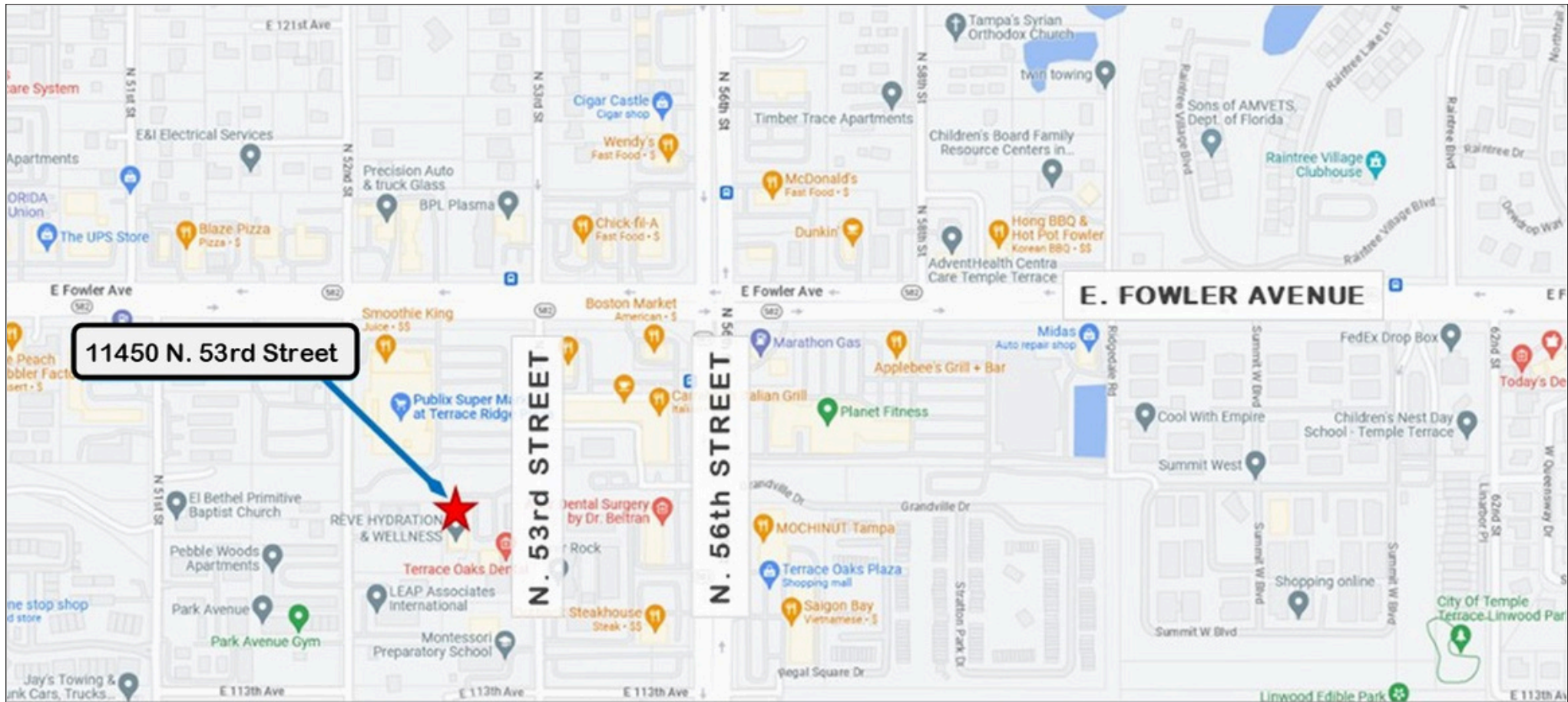
CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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MAPS & DIRECTIONS



DRIVING DIRECTIONS

From Downtown Tampa. Take I-275 North, exit on E. Fowler Ave. Merge onto E. Fowler Avenue. Head East approximately 7 miles. Turn right onto N 53rd Street. Arrive at Terrace Court Professional Park. Head to building 11450 N. 53rd Street.



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Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

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How Can We Help?

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- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL



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