

*Crystal Lakes Professional Center
Office Building*
207 Crystal Grove Blvd., Lutz, FL 33548



For Sale

- Crystal Lakes Professional Center Building
- Brand New Roof
- 2,628± SF of Nicely Appointed Office Space
- 9 Private Offices, Reception Area and Open Cubicle Space
- Conference Room, Kitchen and 2 Bathrooms (1 Shower)
- Built in 2000
- High Traffic, Prime Location - Just off US 41
- Owners Association Fees \$2,124.50/Quarter (\$708.17 Monthly)
- Priced at \$625,000

For More Information
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Ranked Top 5 Teams Globally - Berkshire Hathaway Commercial Division 2018-2023

Teamwork | Integrity | Passion | Excellence

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2300 4th Street N., St. Petersburg, FL 33704

CREBossLadies.com

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This is a rare opportunity in the coveted Lutz market area of Hillsborough County. This 2,628± SF office building is located in the Crystal Lakes Professional Center, on the northwest corner of Crystal Grove Blvd. and US 41. Built in 2000, this office building has it all. The entrance opens to a bright welcoming reception area and flowing floorplan to include a nicely appointed conference room, 9 private offices, an open area for 6 cubicles, and 2 bathrooms. There is a spacious kitchen with custom wood cabinetry leading to a nice deck outside overlooking the conservation area.

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 should verify all information with its' own representatives as well as state and local agencies. Brokers, please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2024 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

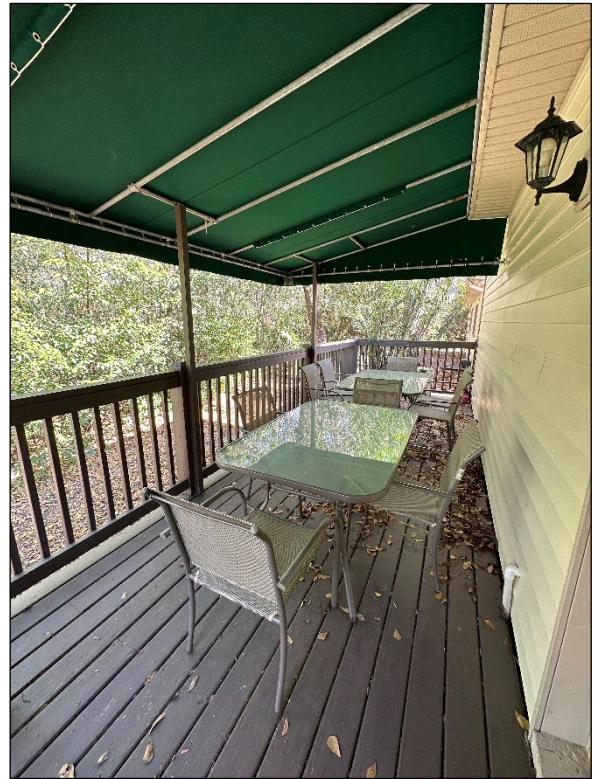
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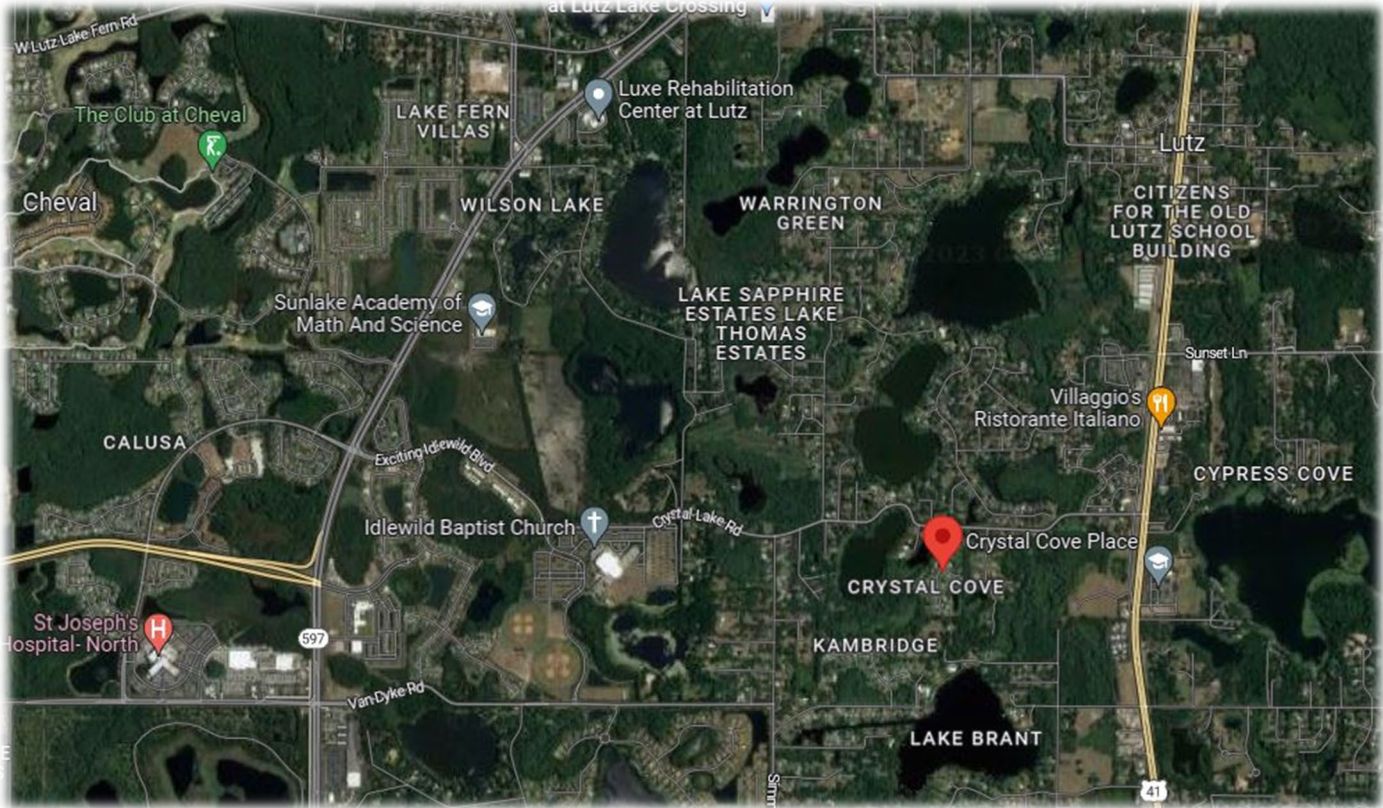
**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



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DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	2,559	33,368	133,746
Avg. HH Income	\$132,601	\$141,359	\$116,198
Median Age	46.9	46.7	41.4
Total Households	889	12,395	51,820

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	4,024	54,008	256,175
Avg. HH Income	\$144,680	\$104,660	\$98,147
Median Age	49.5	43.4	38.5
Total Households	1,398	21,159	99,988



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DYER-CARBONELLI TEAM
Commercial Real Estate Defined

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