

OFFICE FOR SALE

1002 W BUSCH BLVD

1002 West Busch Blvd, Tampa, FL 33612



OFFERING SUMMARY

SALE PRICE:	\$490,990
LOT SIZE:	0.43 Acres
BUILDING SIZE:	2,154 SF
ZONING:	CG Commercial General
PRICE / SF:	\$227.94

PROPERTY OVERVIEW

2154 sf freestanding building with additional 1200 sf metal structure. Plenty of parking. Sale conveys with income producing tenant due to billboard on the property.

PROPERTY HIGHLIGHTS

- Great for owner/user or investor
- Can be office/ retail or office/ warehouse user
- Building has ADA ramp entrance, full fire alarm system and a 10 ft roll up bay door
- Income producing double sided billboard on property
- 1200 sf extra metal structure for warehouse use or storage
- Located on main thoroughfare in North Tampa
- Plenty of parking
- Fenced property

KW COMMERCIAL
6900 Turkey Lake Rd, Ste. 1-3
Orlando, FL 32819

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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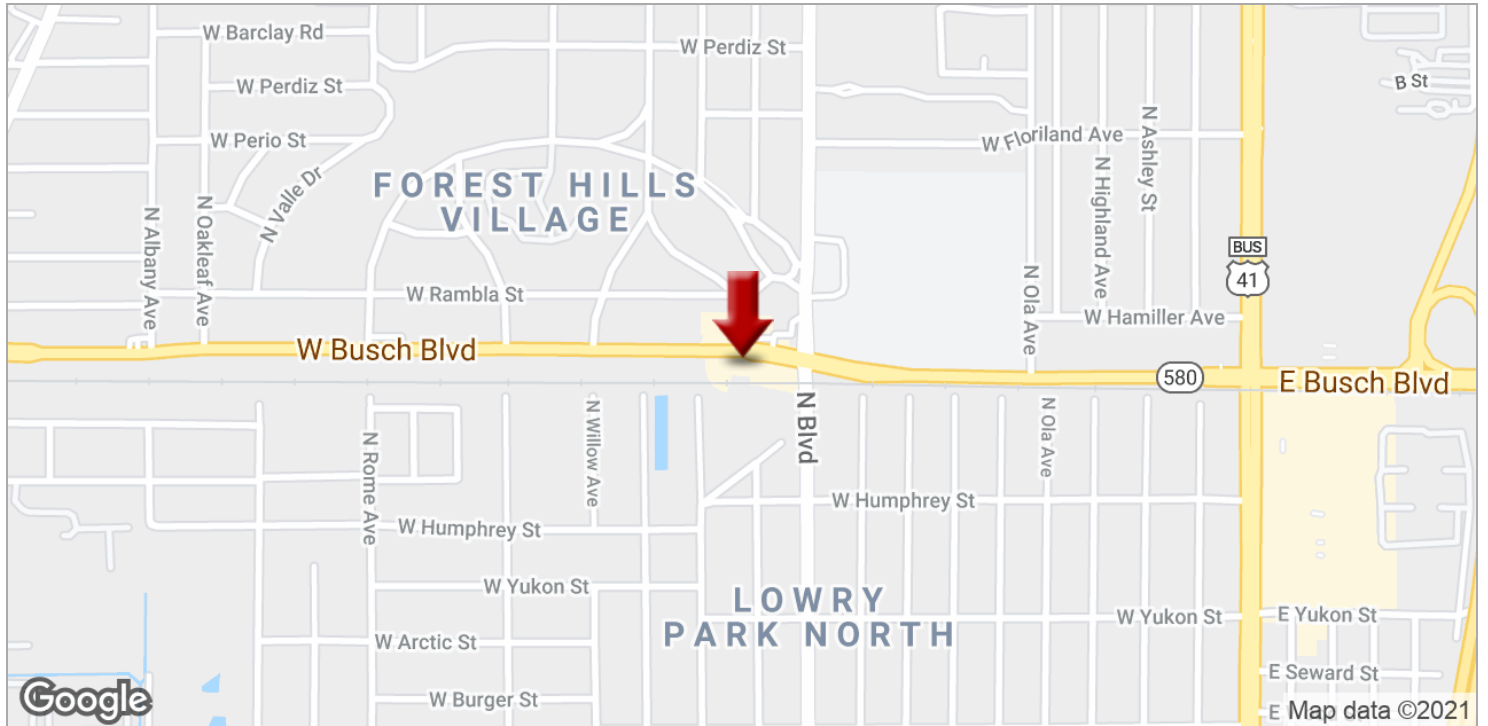
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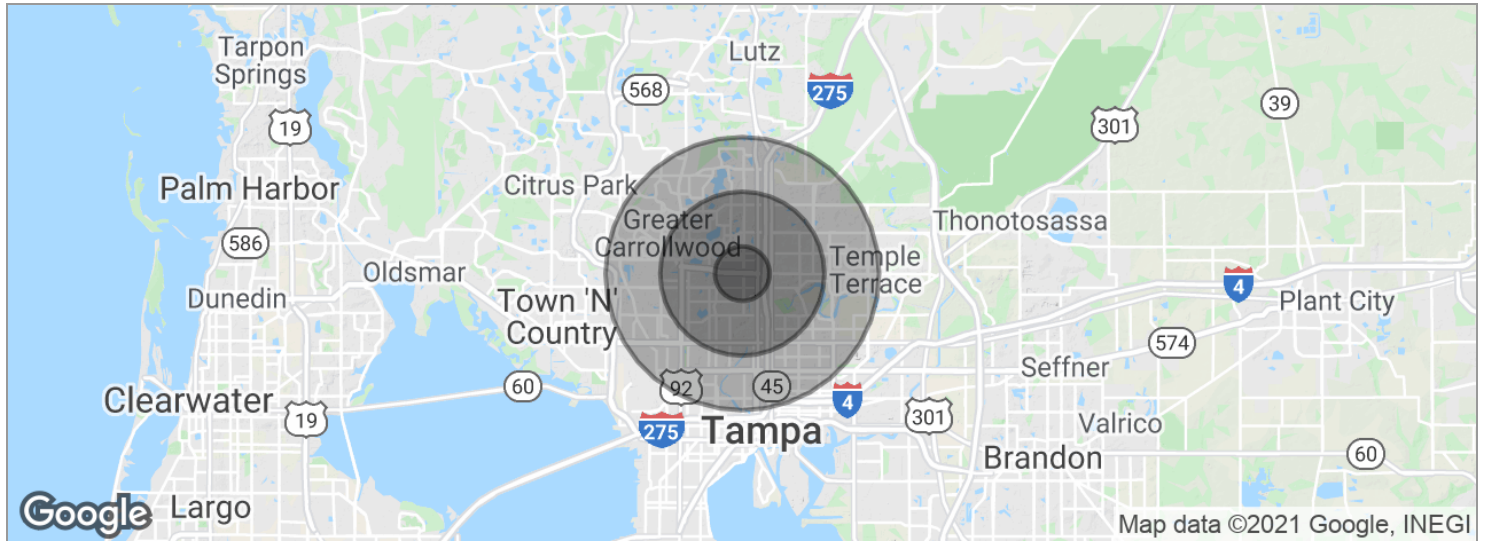
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,560	128,925	324,758
Median age	36.3	35.2	35.0
Median age (male)	37.6	34.4	33.6
Median age (Female)	35.9	36.4	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,543	50,007	127,771
# of persons per HH	2.6	2.6	2.5
Average HH income	\$47,461	\$50,050	\$48,324
Average house value	\$127,381	\$211,439	\$198,935

** Demographic data derived from 2010 US Census*

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