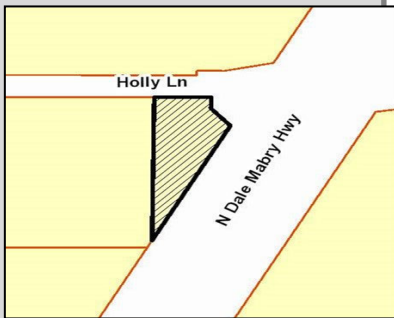


COMMERCIAL OFFICE DIRECTLY ON DALE MABRY

19510 Holly Lane Lutz, FL 33558



- ◆ PROPERTY HIGHLIGHTS—**Available For Sale**
- ◆ **255 Feet Directly on N. Dale Mabry Highway**
- ◆ 1,296 SF Stand Alone sits on a 25,265 SF Fenced Lot
- ◆ Excellent exposure / Right in & Out N. Dale Mabry
- ◆ 3 Offices, 2 Full Bathrooms and Kitchen
- ◆ Zoned BPO— Business, Professional Office
- ◆ Plenty of Parking in Front /Rear
- ◆ Concrete Storage Room in rear along Dale Mabry

FOR SALE: \$645,000/

LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • E: Tina@FloridaCommercialGroup.com



*Locally Owned,
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ www.FloridaCommercialGroup.com

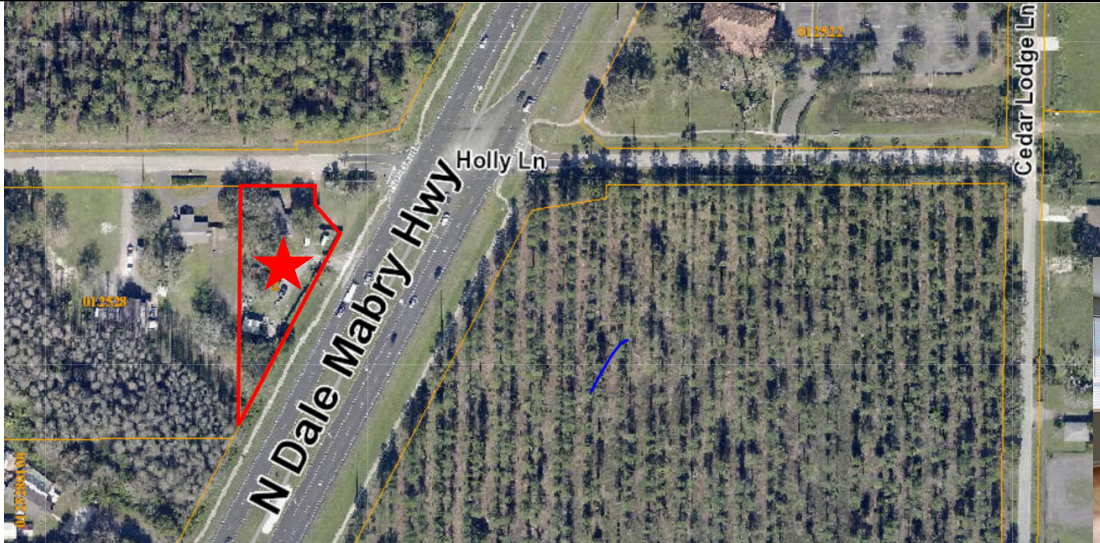
Sales • Investments • Leasing • Property Management



Each Office Individually Owned and Operated

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.

DIRECT FRONTAGE ON N. DALE MABRY



19510 Holly Lane Lutz, FL 33558

INVESTMENT HIGHLIGHTS—Available For Sale

- ◆ Tenant Occupied until April 2023
- ◆ Investment Opportunity with Tenant paying \$2,500 month
- ◆ Property Values will only increase in the area
- ◆ Located Directly on N. Dale Mabry
- ◆ Corner Location with Excellent Frontage
- ◆ As an investment, this building, location and signage WILL ALWAYS be leased. There will be little to zero dark space.
- ◆ Leasing Rental Rates WILL ONLY go UP UP UP!
- ◆ Call Today before this property is GONE GONE



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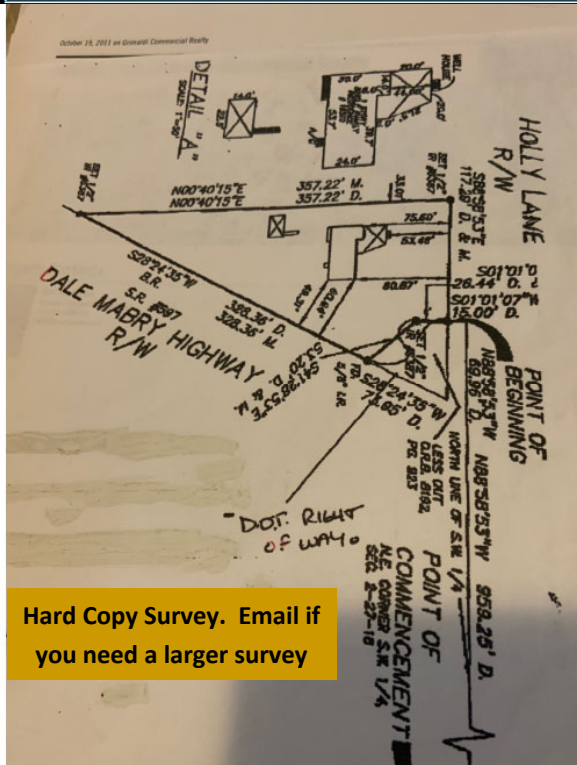
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HOLLY LANE | N. DALE MABRY | SURVEY | ARIEL



Additional Notes:

There is an additional entrance, right turn into the property directly from N. Dale Mabry into the rear of the property. See Survey for visual on entrance into property.

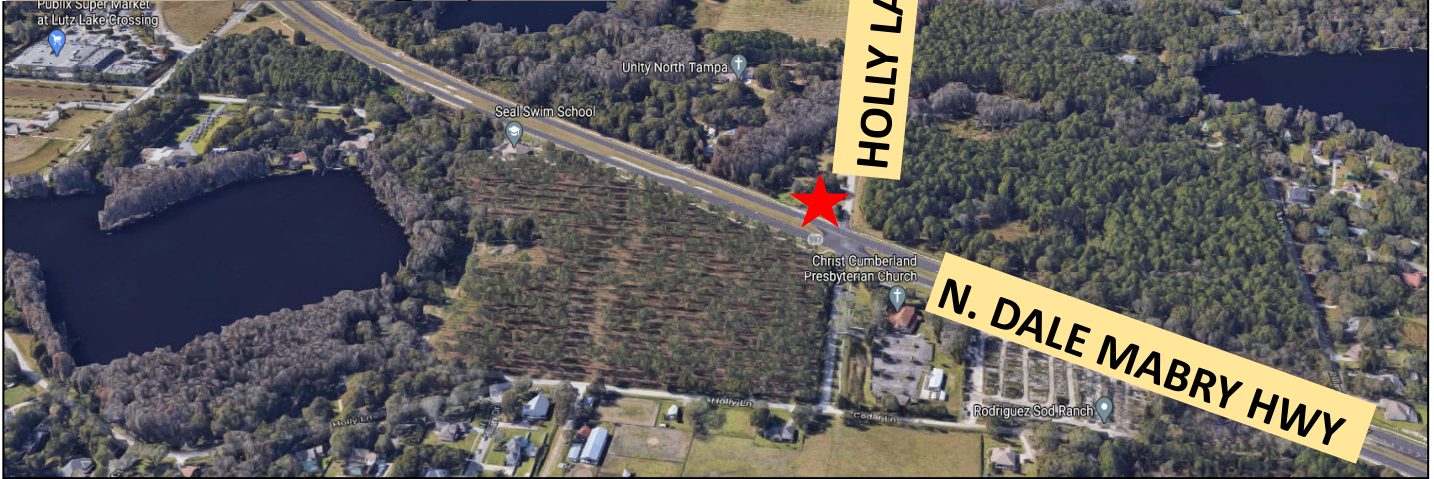
You **DO NOT** find this type of property everyday. This is a Rare Find!

Excellent location for a small business user. Parking is located in the front. Storage or extra parking for staff, business equipment, plenty of room in the secondary entrance.

The signage on N. Dale Mabry is absolutely amazing. You have 255 feet directly on N. Dale Mabry. There is a fence that can remain or be removed. The fence has been utilized in the past as a way for signage for tenants in place.

The interior is build out well with offices and some open areas. A full kitchen and restroom. New A/c just installed. Could easily add onto the building.

Location Location Location. It does NOT get better than this for a Small Office user that Wants Visibility and easy ingress, egress and Storage area.



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