



**LOTS OF RECENT UPGRADES:** HVAC in 2022, fencing in 2021, resealed parking lot in 2020 and roof in 2019.

## MOVE-IN READY: \$325,000

### 1,500 SF mid-county office condo close to U.S. Hwy. 19



**NICE FLOOR PLAN:** Buyer gets 3 offices, conference room, reception area, extra storage, back deck and kitchen, above.

Opportunity to purchase an affordable office surrounded by majestic oak trees on a serene, local street. Buyer pays electric, water/sewer and liability/business insurance – the association covers building insurance, landscaping, trash, outdoor maintenance and lighting. Annual condo dues are \$3,576. New owner has right to 4 reserved parking spots, 27 spaces in total that are shared among three owners. Zoning allows for medical providers & professional office users such as financial advisors, insurance agencies, accountants, real estate brokerages, attorneys, title companies, and similar owner/users. Brick construction and build in 1996.

DEE MARET CCIM 727-641-5736 dee@bridgewatercommercial.com

KRIS DUMKE, BR 813-541-4254 kris@bridgewatercommercial.com  
BOKER

Bridgewater Commercial Real Estate  
447 3<sup>rd</sup> Ave N Suite 403  
St. Petersburg, FL 33701