



Citrus Park Office - Reduced Price!!

8108 Old Hixon Road, Tampa, FL 33626-2301

Listing ID: 1863610
Property Type: Office For Sale
Office Type: Office Building, Executive Suites
Sale Price: \$649,000
Unit Price: \$162.25 Per SF
Sale Terms: Cash to Seller, Purchase Money
Mortgage, Owner Financing, Sale/
Leaseback, Other



Property Overview

100% OCCUPIED! Private Executive Office conveniently located in Citrus Park. New, recently completed Intersection improvements give great access. 9% CAP RATE is being offered.

Parking ratio is 4.25 / 1000sf

Currently the building is set up as an Executive Suite offering 24/7 access, building video and security system, mail handling, conference room, large break area with refrigerator, and separate Mens and Women's restrooms.

Seller is a Tenant, and can Lease Back all or part for up to 3 years, or vacate, as needed. Seller will consider signing a Master Lease, so buyer does not have to manage the suites.

Seller financing may be available to purchaser.

Property Details

General Information

Listing Name:	Citrus Park Office - Reduced Price!!	Class of Space:	Class B
Tax ID Number/APN:	003143.0010	Gross Building Area (GBA):	4,000 SF
Office Type:	Office Building, Executive Suites	Building Size (RSF):	4,000 SF
Property Use Type:	Net Leased Investment (NNN), Investment, Vacant/Owner-User, Business	Sale Price:	\$649,000
Zoning:	PD-MU	Sale Terms:	Cash to Seller, Purchase Money Mortgage, Owner Financing, Sale/Leaseback, Other
Building Name:	Citrus Park Executive Suites		

Area & Location

Market Type:	Medium	Road Type:	Paved
Side of Street:	North	Property Visibility:	Good

Building Related

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Parking Description:	Parking directly in front of building
Year Built:	2003	Total Parking Spaces:	17
Year Renovated:	2007	Heat Type:	Electricity
Construction/Siding:	Aluminum Siding	Heat Source:	Central

Financials

Finance Data Year:	2011	Net Operating Income:	\$62,900
--------------------	------	-----------------------	----------

Prepared by Mark E. Blanton, Alliance Exchange Corp.
March 21, 2011 on FGCAR CIE
Net Operating Income: \$62,900

Phone: 813-920-1031 Email: markeblanton@gmail.com
License: FL BK3126005

Financials

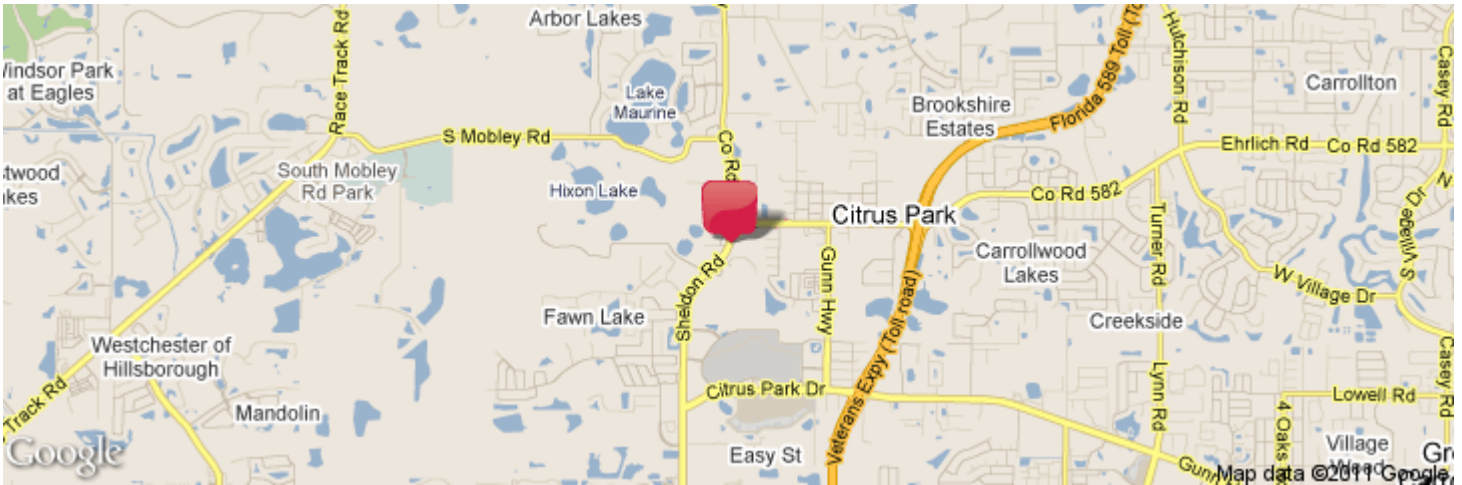
Finance Data Year:	2010	Net Operating Income:	\$62,900
Net Operating Income:	\$62,900		

Tenant Profile

Tenancy:	Multiple Tenants	Smallest Unit Available:	100
Percent Occupied:	100%		

Location

Address:	8108 Old Hixon Road Tampa, FL 33626-2301	County:	Hillsborough
		MSA:	Tampa-St. Petersburg-Clearwater



Property Images



Foyer



Conference Room



Front View



Hallway



CPES_Exec_Office_12-08_015

Property Contacts



Mark E. Blanton
Alliance Exchange Corp.
8108 Old Hixon Rd.
Tampa, FL 33626
813-920-1031
markeblanton@gmail.com