



KLEIN & HEUCHAN, INC.
REALTORS

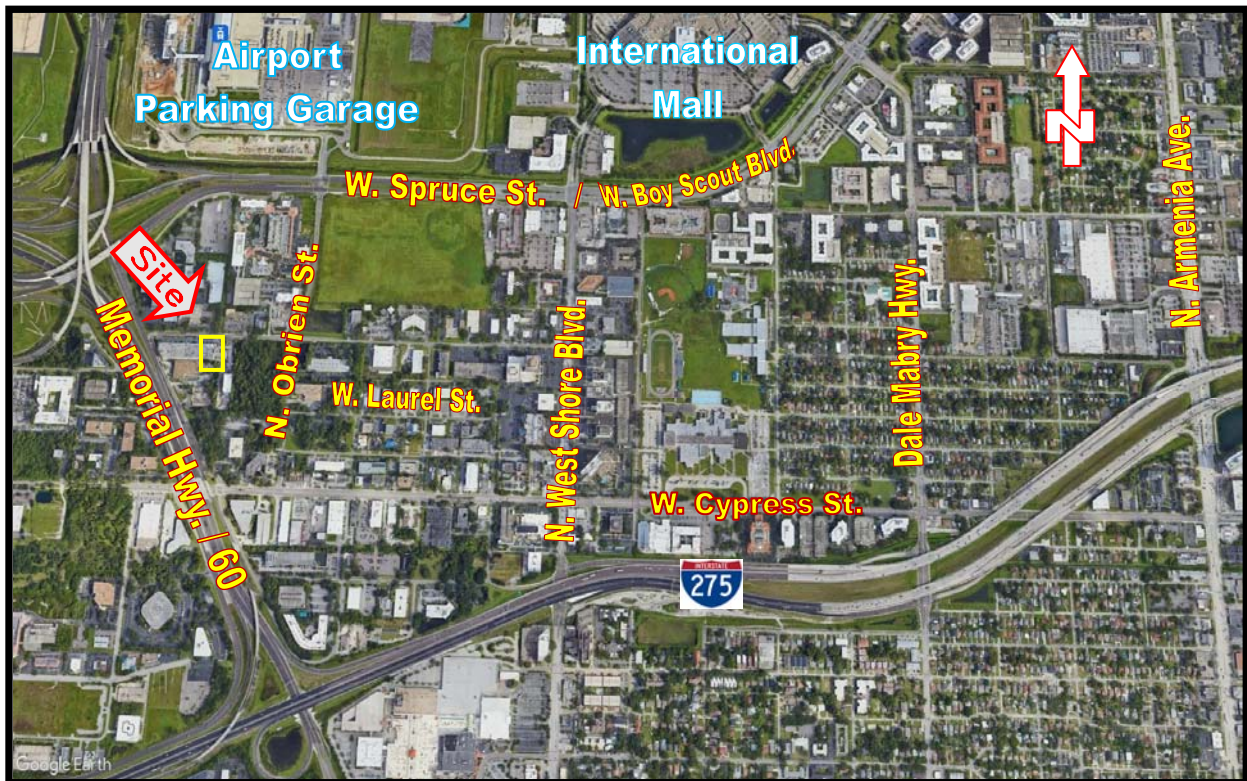
Commercial/Investment/Real Estate Services

SI-1664

WESTSHORE BUSINESS DISTRICT

HIGH QUALITY OFFICE & FLEX SPACE

FOR SALE



5402 W. LAUREL ST., UNITS #113 & #213
TAMPA, FL 33607

- 2 INDIVIDUAL UNITS AVAILABLE
 - ❖ UNIT # 113 - 3,475± SF FLEX SPACE
 - ❖ UNIT # 213 - 1,600± SF 2ND FLOOR OFFICE
- NEW HVAC
- EASY ACCESS TO INTERSTATE & AIRPORT
- WESTSHORE BUSINESS LOCATION
- **SALE PRICE: UNIT # 113 - \$810,000**
UNIT # 213 - \$440,000



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 5402 W. Laurel St. #113 & #213
Tampa, FL 33607

LOCATION: From Spruce St., south on O'Brien.
west on W. Laurel St., property is on the south
side of W. Laurel St.

LAND AREA: 2.36 Acres

DIMENSIONS: Irregular

IMPROVEMENTS: 69,670 SF

YEAR BUILT: 1975, Renovated 2007 & 2023

CLEAR CEILING HEIGHT:

PARKING: 4/1000

PRESENT USE: Mixed

MORTGAGE HOLDER: F & C

PRICE: Unit #113 - \$810,000
Unit #213 - \$440,000

ZONING: M-AP-2 - Airport Compatibility District

LAND USE: M-AP - Municipal Airport Compatibility

FLOOD ZONE: 'AE' - Flood Insurance Required

LEGAL DESCRIPTION: Lengthy, in listing file

UTILITIES: Electric - TECO, Water/Sewer/Trash -
Via Association (Hillsborough County)

TAXES: TBD

FOLIO #: TBD

TERMS: Cash

NOTES: Rare opportunity to purchase Flex Space or Office in the Westshore Business District!!! Located in the Laurel Street Commerce Center building we are now offering two unique opportunities. Unit #113 is a 3,475/SF Flex unit with 20' clear height, 10'10" overhead rollup warehouse door and a brand new HVAC system including duct work. Unit #213 is a 1,600/SF second floor office space with new HVAC, floor covering, paint and lighting. The Westshore Business District offers owners and their employees' easy access to all major Tampa Bay Interstate roadways, Tampa International Airport, International mall, restaurants, banking and more. Don't miss this rare opportunity to own instead of lease. Monthly CAM including Property Insurance, Water & Sewer. Unit #113 is \$1,321.43 & Unit #213 is \$608.62.

KEY HOOK #: 25

K&H SIGNAGE: Two - 3 x 4's

SHOWING INFORMATION: Tenant in place: Listing Associate must schedule all showings.

ASSOCIATE: Larry Gilbert

LISTING CODE: SI-1664-2-31

