

Fischbach LAND COMPANY



Fischbach Land Company
510 Vonderburg Dr., Suite 208
Brandon, FL 33511
813-540-1000

Kings Ave. Turnkey Professional Office Building, Brandon, FL
2,544 SF Professional Office Building
FischbachLandCompany.com/kingsAveOffice

Reed Fischbach • 813-540-1000
reed@fischbachlandcompany.com

TURNKEY PROFESSIONAL OFFICE in Brandon. The office building offers 2,544 square feet of rentable space with the opportunity to subdivide into two spaces with two front entrances. Large picture windows that allow great natural lighting. Great location with easy access to the Crosstown Expressway and I-75. Excellent construction with concrete block exterior and tile roof. Great opportunity to own a quality office building as a user/owner occupier or as an investment.

Property Type: Commercial Building, Professional Office Building

County: Hillsborough

Sale Price: \$472,490

Price per SF: \$185

Nearest Intersection: Kings Ave. and Lumsden Road

Location: 1713 S Kings Avenue, Brandon, Florida

Water/Sewer: Hillsborough County

Electric: TECO

Folio: 072456-2026

Property Taxes: \$6,171.21 (2020)

Zoning: BPO (Business Professional Office)

- Professional Services
- Medical Laboratory
- Health Practitioner's Office
- Business Service
- Contractor's Office



2,544 SF Rentable Space

Opportunity To Subdivide Into Two Spaces With Two Front Entrances!

Building Information:

- Gross SF: 2,688
- Heated SF: 2,544
- Year Built: 2004
- Framing: Concrete Block
- Roof Structure: Wood truss
- Roof Cover: Cement Tiles

Common Expenses (Association Responsibility):

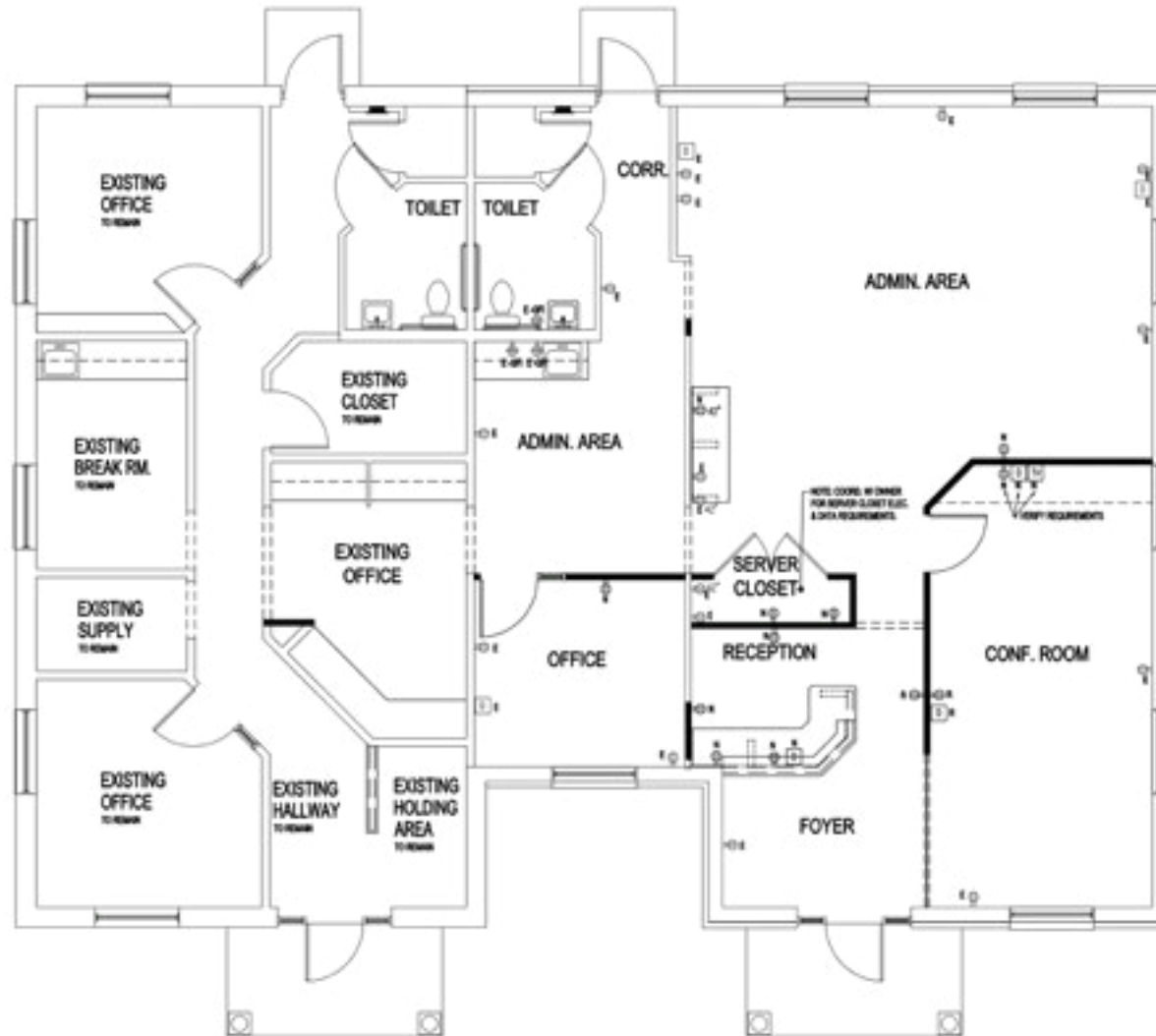
- \$1,219 Quarterly
- Landscaping
- Irrigation
- Parking Lot Maintenance
- Drainage Structures
- Water
- Garbage/Trash
- Parking
- Parking Lot Lighting
- Lift Station

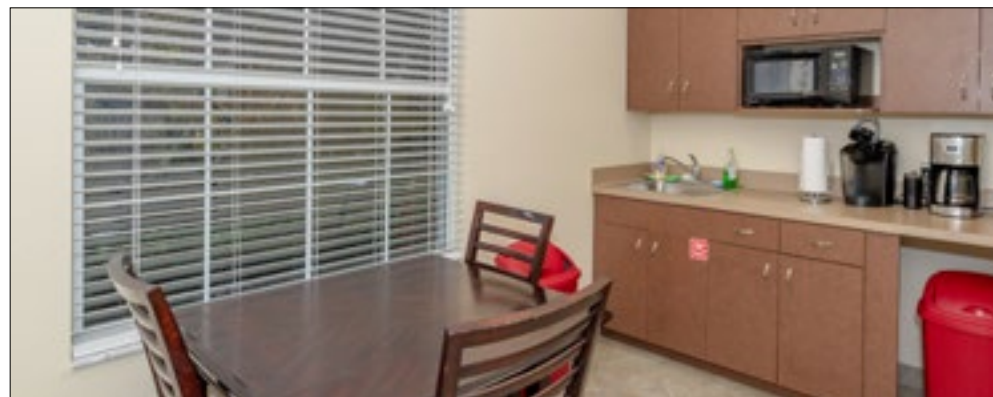


Excellent Construction With Concrete Block Exterior And Tile Roof

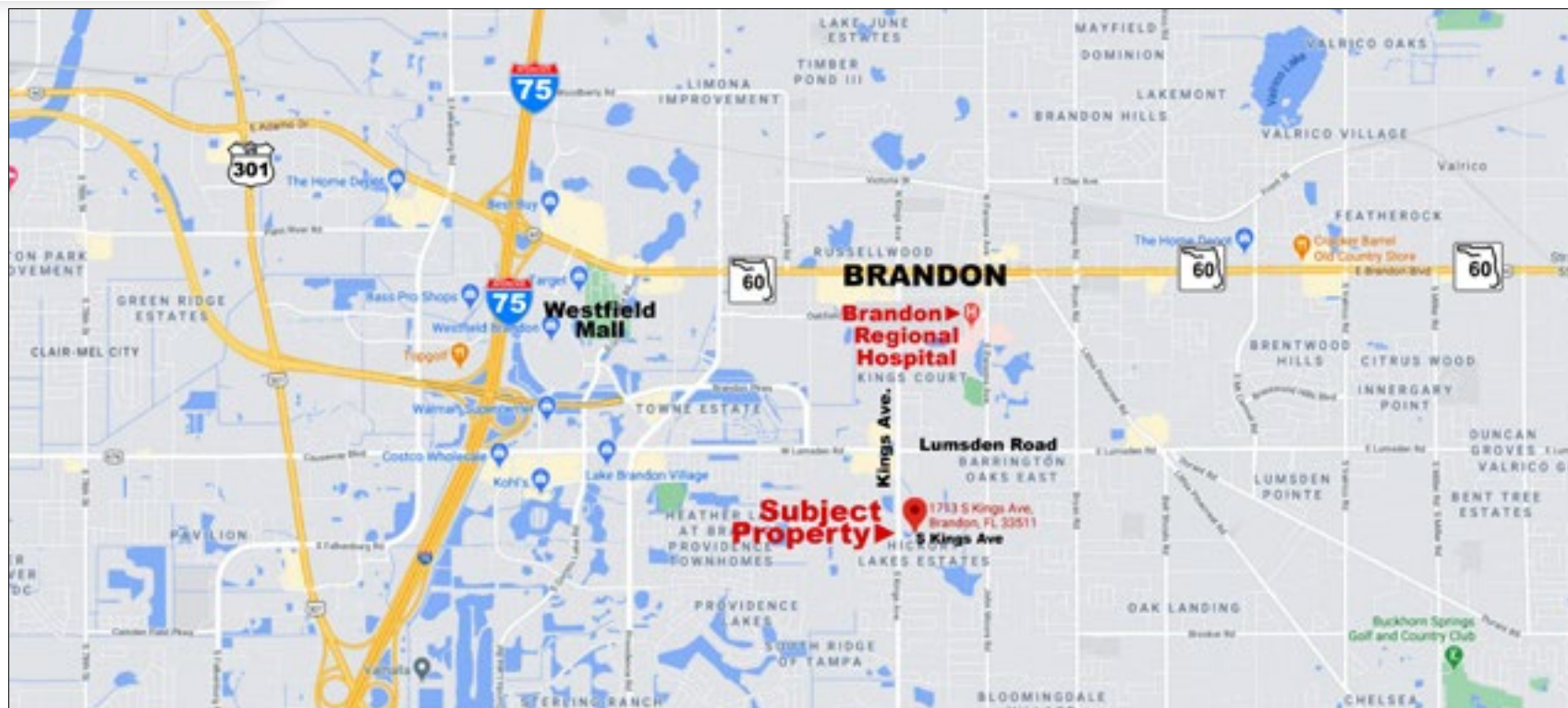
*Great Opportunity To Own a Quality Office Building
as a User/Owner Occupier or as an Investment*

Two Spaces With Two Front Entrances!









Directions to Property from I-75:

- Take I-75 N, Exit 254, Causeway Blvd/Lumsden Rd to S Kings Ave in Brandon (10.2 mi)
- Turn right to stay on S Kings Ave
- Destination is on your left

Great Location With Easy Access To The Crosstown Expressway And I-75