

Fischbach
LAND COMPANY



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

1,904 SF Professional Office Building, Brandon, FL
Customizable Office Space in the Heart of Brandon's Medical District

FischbachLandCompany.com/BrandonOffice

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CUSTOMIZABLE PROFESSIONAL OFFICE SHELL in Brandon. This office building offers 1,904 square feet of space with the opportunity to fully customize the unit. Great location in the heart of Brandon's medical district with easy access to the Crosstown Expressway and I-75. Great opportunity to own a quality office building as a user/owner occupier or as an investment.

Purchase Price: \$266,560.00 (\$140.00 per SF)

Location: 539 Medical Oaks Drive, Unit 2, Brandon, Florida 33511

Building Information:

- Square Feet: 1,904
- Year Built: 2008
- Framing: Concrete Block
- Roof Structure: Wood/Metal Truss
- Roof Cover: Asphalt/Comp Shingle

Utilities

- Electric: TECO
- Water/Sewer: Hillsborough County
- HVAC: N/A

Zoning: PD (Planned Development for BP-O related uses)

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

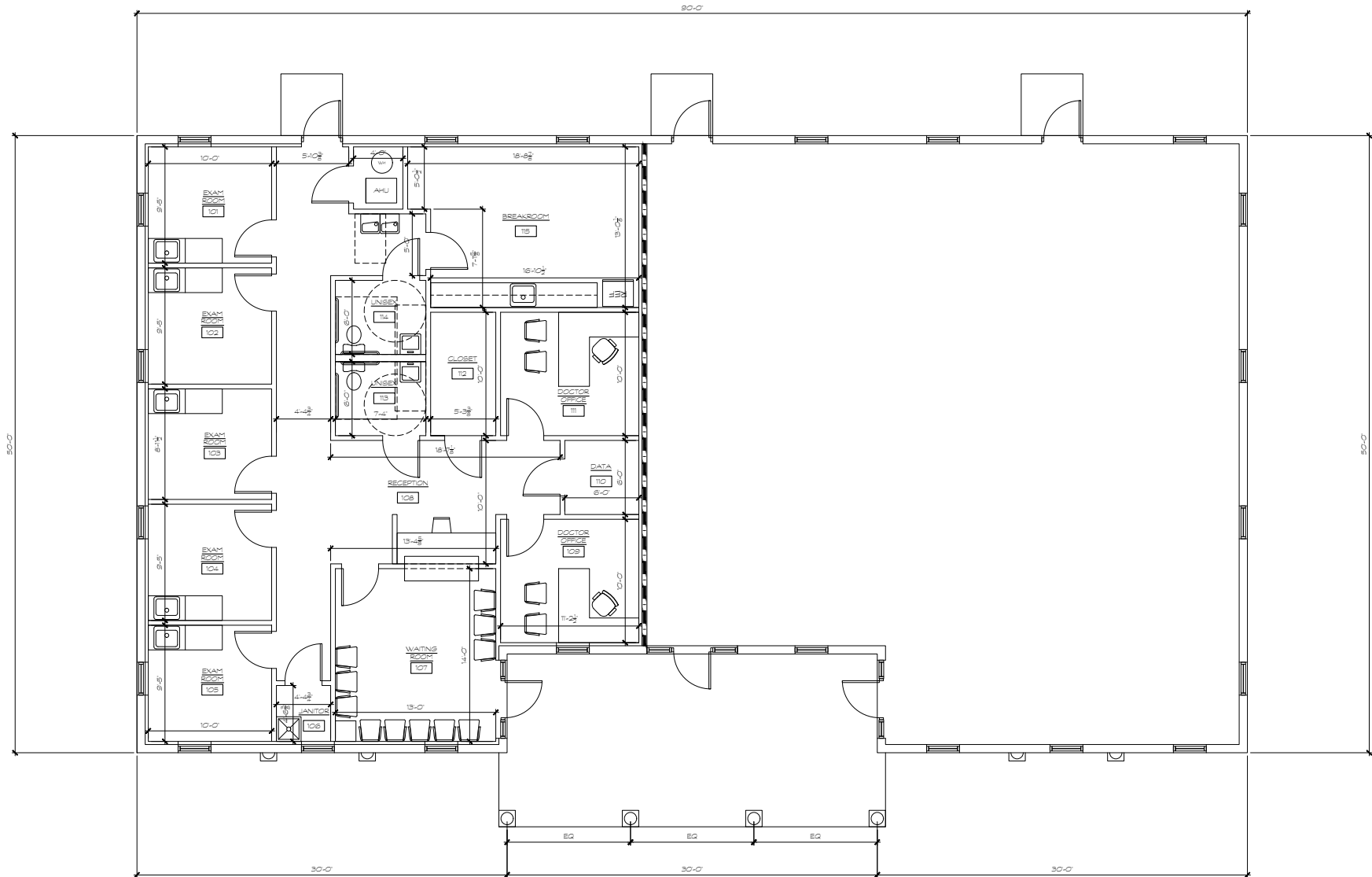
Property Taxes: \$2,368.13 (2021)

Common Expenses (Association Responsibility):

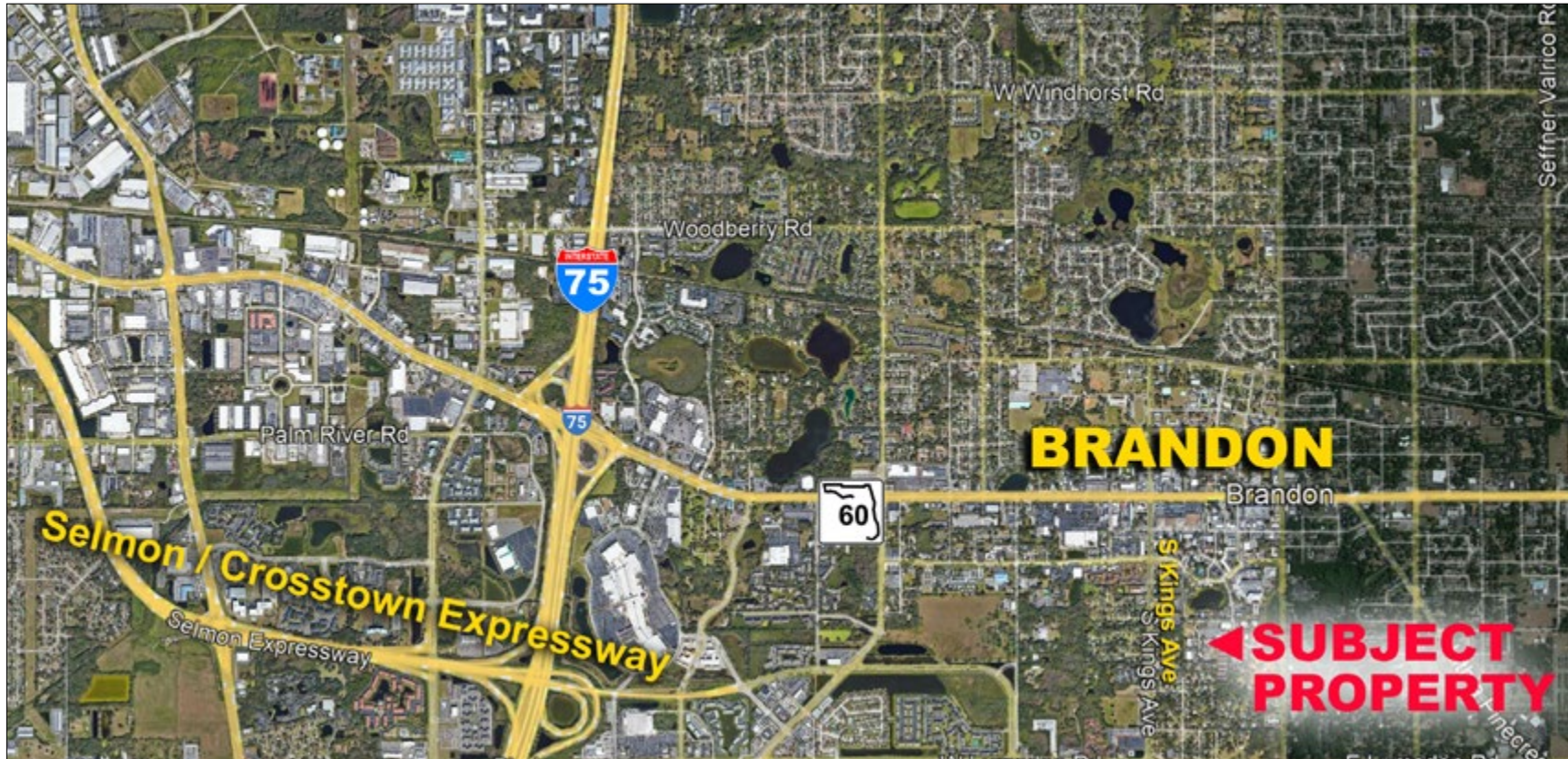
- Landscaping
- Irrigation
- Parking Lot Maintenance
- Drainage Structures
- Water
- Garbage/Trash



Proposed Layout



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



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