



COMMERCIAL PROPERTY FOR SALE

124 Edwards Avenue, Brandon. FL 33510
Hillsborough County

- Ideal for a user needing a central Brandon location
- Prime area.
- Excellent demographics (Over 250,000 people in 15 min drive time). Easy Access to Hwys
- 2 Story Building Flexible Use (Retail or Office).
- Super Value \$50/sf Far below replacement cost
- Call (813) 785-3665 Steven Silverman for more info.



Tax ID# U-22-29-20-2E3-000000-00030.0
Building: 9,112 sf
Land Size: 13,062.60 Sq Ft. (73 X 180) = 0.3 Acres
Zoning: CG (Commercial General)
Utilities: City Water and Septic—Sewer connection is close
Price: \$449,500



For more information contact:

Steven Silverman, MBA, CCIM.

Tel (813)643-0054 Fax (813) 435-2004 Cell: 813-785-3665

email: Steven@TampaCommercialRealestate.com

**TAMPA COMMERCIAL
Real Estate**

www.TampaCommercialRealestate.com

Information herein has been obtained from sources deemed reliable but we cannot guarantee accuracy. Subject to change or withdrawal without notice.

ADDRESS: 124 Edwards Ave-



2nd floor vacant space

Currently configured as:

- Street level—Retail with separate workshop/office area. Bathrooms on street level
- 2nd level— Vacant space. Bathrooms on 2nd level

Brandon location just N of Brandon Blvd (SR-60)
The building on the property has a gross area of 9,112 s/f and a heated area of 7,680 s/f.

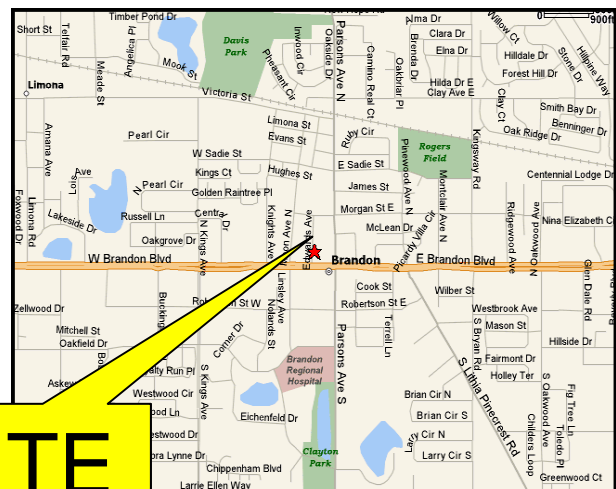
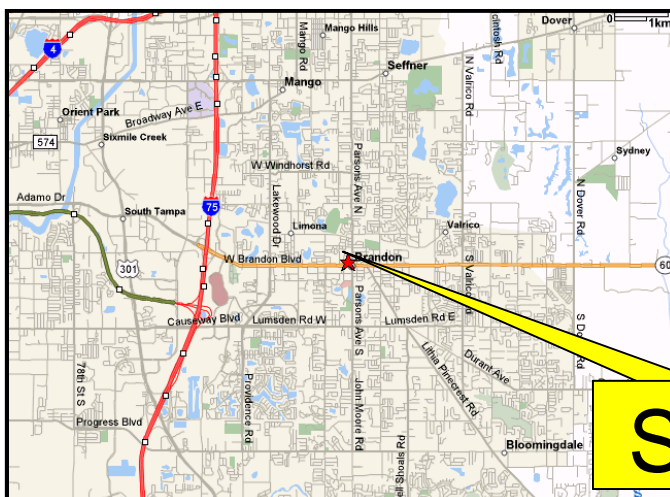
2. Currently a Retail Store on lower level. (The 2nd floor is vacant open space, could be leased separately for office.)

An ideal space for a Trade where retail zoning & a workshop is needed—Plumber, Air Conditioning Svc, Repair etc

6 parking spaces in front. Plenty of street parking. Employees can park at the back . (Approx 15 cars)

Confidential—by appointment only.

The space is too large for the current business. Sellers will relocate the business to a smaller space.



SITE

Steven Silverman, MBA. CCIM.
email: Steven@TampaCommercialRealestate.com

**TAMPA COMMERCIAL
Real Estate**

Information herein has been obtained from sources deemed reliable but we cannot guarantee accuracy. Subject to change or withdrawal without notice.