

# NET LEASE INVESTMENT

## MEDICAL OFFICE

### FOR SALE



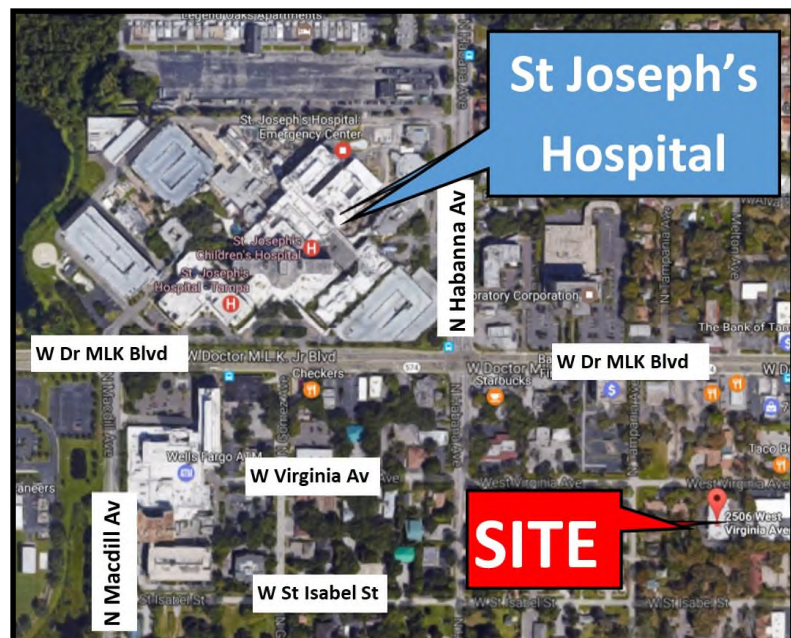
TAMPA  
COMMERCIAL  
REAL ESTATE



2506 W Virginia Av,  
Tampa FL 33607



- **PRICE:** \$2,200,000 At Cap Rate 8%
- **BUILDING:** 10,503 SF Heated
- **LAND:** 1.09 acres.
- **LOCATION:** Convenient to St Josephs Hospital. Core medical area
- **FOLIO:** 109296.000
- **MULTI-TENANT:** Fully Leased
- **SIGNAGE :** Pylon sign
- **PARKING:** Exceptional parking wraps building. 7 parking spaces/1,000 sf
- **MAINTENANCE:** Well maintained



For more information please contact:  
Steven Silverman, Broker (813)785-3665  
Steven@TampaCommercialRealEstate.com

		SF	Annual Base Rent	Annual CAM Reimburse ment		TOTAL
<b>INCOME</b>	Dentist	2,600	42,636	7,968		50,604
	BayCare	6,881	141,405	12,296		153,701
	Tampa Bay Internal Medicine	1,200	24,300			24,300
			208,341	20,264		228,605
<b>EXPENSES:</b>						
	Property Tax				26,809	
	Insurance				6,222	
	Utilities				11,650	
	Yard Maintenance				2,400	\$ 47,081.00
	<b>NET INCOME</b>					\$ 181,523.52
	<b>Cap Rate</b>					8.0%
	<b>Price</b>					2,269,044

**BUILDING MAINTENANCE:**

- **Roof:** New Roof 2013
- **A/C:** Two new A/C's in 2013/2014. Other HVAC units are maintained & in good working order
- **Landscaping:** 2017 Major overhaul
- **Parking Lot:** Parking lot resealed in 2015.
- **Painting:** Building was painted in 2017

**TENANT NOTES:**

- **Baycare** runs their Pediatric facility at this location. They have been tenants since 1996. Baycare still operates under the original lease agreement. They keep renewing the original lease with an amendment. Baycare is on their 8th Amendment.
- **Dentist** Lease commenced in 2014 and expires December 2019. They are working on a renewal
- **Internal Medicine** Originally a 1 year lease. Renewal is out for signature to May 2020

Leases are available to qualified Buyers

