

NET LEASE INVESTMENT

MEDICAL OFFICE

FOR SALE



TAMPA
COMMERCIAL
REAL ESTATE



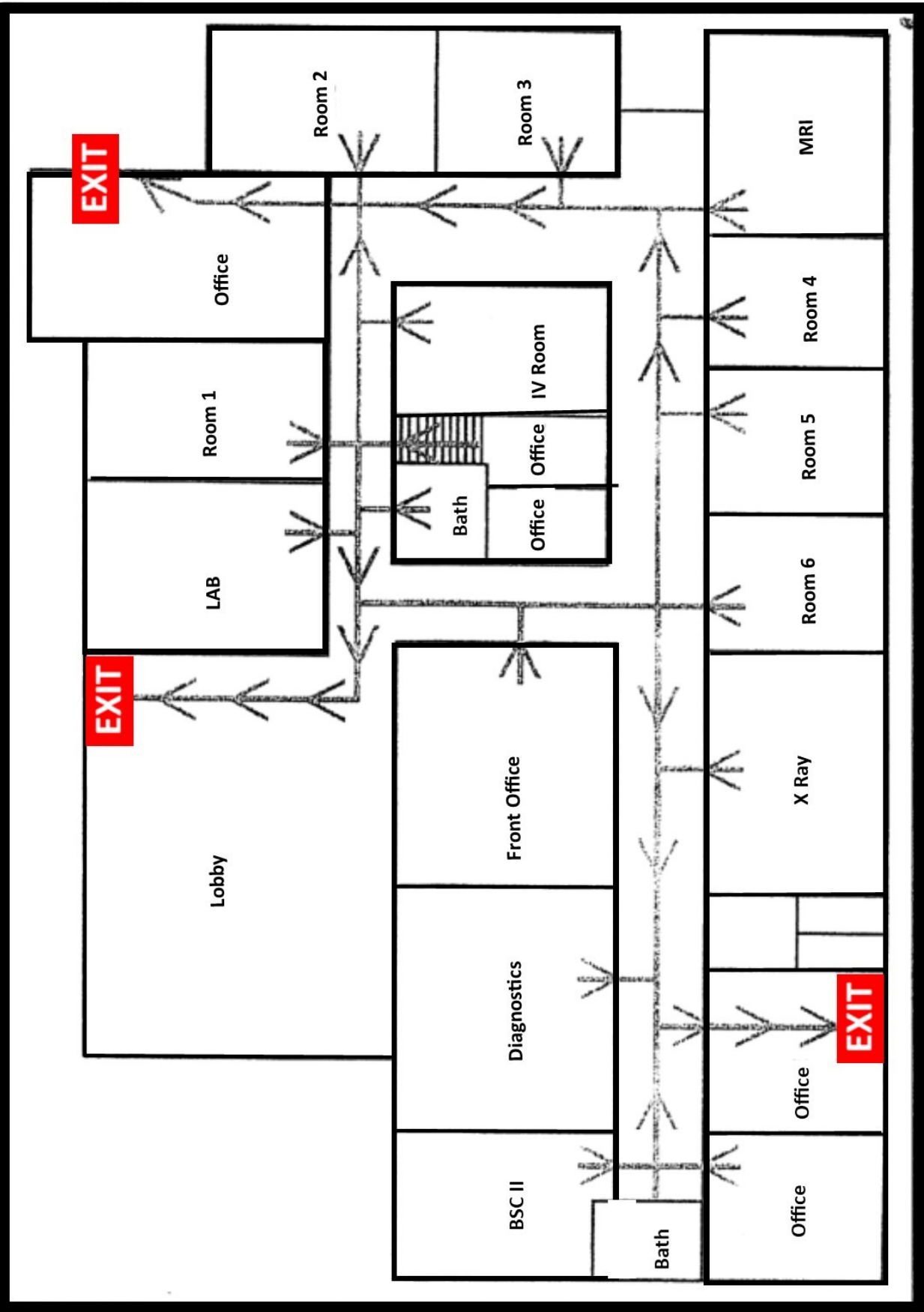
3218 W Azeele Av,
Tampa FL 33609



- **PRICE:** \$1,410,000 -
(Appraised at \$1,410,000 in 2019.)
- **SALE LEASEBACK:** Single Medical
Tenant at rate \$20/sf NNN
- **BUILDING SIZE:** 4,217 SF heated
- **LAND:** 0.45 acres (100' X 195')
- **ZONING:** RO-1 Residential/Office
- **FUTURE LAND USE:** R-35
- **LOCATION:** South Tampa
- **FOLIO:** 116740.000
- **SIGNAGE :** Pylon sign
- **PARKING:** 4.57/1
- **YEAR BUILT:** 1990



For more information please contact:
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2019	1 Mile	3 Mile	5 Mile
POPULATION	16,206	112,544	231,022
HOUSEHOLDS	6,643	34,940	92,207
MED AGE	38.9	39.2	38.7
MED HH INCOME	\$72,109	\$65,559	\$54,269
AV HH INCOME	\$111,595	\$105,062	\$88,018

South Tampa is located on the beautiful Interbay Peninsula surrounded by Hillsborough Bay to the East, Old Tampa Bay to the West and Tampa Bay to the South with Kennedy Boulevard (serving as the northern boundary).

South Tampa's development has experienced a continuous growth in both commercial and residential real estate development. Known for its restaurants, water views & upscale residences, it is convenient to downtown, West Shore, shopping and has easy access to highways that lead to neighboring Pinellas County & Sarasota. It is one of the premier neighborhoods in Tampa Bay with excellent demographics

Investor/Landlord:

	SF	Annual \$/sf		Mo Pmt	TOTAL
Base Rent	4,269	\$ 20.00		7,115	\$85,380
NET INCOME					\$85,380
Cap Rate					6.1%
Price					1,410,000.00
Price Per SF					330.29

Tenant:

EST CAM	Annual	Per sf
Property Tax	\$17,000	\$ 3.98
Insurance	\$7,000	\$ 1.64
Maintenance	\$8,000	\$ 1.87
		\$ 7.50

Tenant Responsibility	\$	Per SF
Base Rent (Annual)	\$ 85,380.00	\$ 20.00
CAM (Annual)	\$ 32,017.50	\$ 7.50
Tenant Cost Annual	\$ 117,397.50	\$ 27.50
Tenant Cost Monthly	\$ 9,783.13	\$ 2.29
<i>Plus Florida sales tax</i>		

