

# Citrus Park Office

## 8108 Old Hixon Road, Tampa, FL 33626-2301



Listing ID: 1863610  
Status: Active  
Property Type: Office For Sale  
Office Type: Executive Suites, Office Building  
Size: 4,000 SF  
Sale Price: \$750,000  
Unit Price: \$187.50 PSF  
Sale Terms: Cash to Seller, Owner Financing, Sale/  
Leaseback, Other



### Overview/Comments

100% OCCUPIED! Seller will Master Lease back for up to 3 years. Tasteful Executive Suites conveniently located in Citrus Park. Intersection improvements give great access. 7.5% CAP RATE is being offered, with virtually no management obligations.

Currently the building is set up as Executive Suites, offering 24/7 access, Security System, Copy Room, Conference Room, Large Kitchen/Break Room, etc. Parking ratio is 4.25 / 1000sf

Great 1031 Property, with growth all around it!

Tax ID/APN: 003143.0010

### More Information Online

<http://cie.fgcar.org/listing/1863610>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Hillsborough	Class of Space:	Class B
Tax ID/APN:	U-02-28-17-ZZZ-000000-26090.1	Gross Building Area:	4,000 SF
Office Type:	Executive Suites, Office Building	Building/Unit Size (RSF):	4,000 SF
Zoning:	PD-MU	Sale Terms:	Cash to Seller, Owner Financing, Sale/Leaseback, Other
Property Use Type:	Net Leased Investment (NNN), Investment, Vacant/Owner-User, Business	Cap Rate:	7.5%
Building Name:	Citrus Park Executive Suites		

### Area & Location

Market Type:	Medium	Road Type:	Paved
Property Located Between:	Gunn & Sheldon	Property Visibility:	Good
Side of Street:	North		

Site Description Conveniently Located in behing First Citrus Bank, at the Traffic Lit intersection of Old Hixon Rd, and Sheldon Rd in front of the Arbors Senior Living Facility.

### Building Related

Total Number of Buildings:	1	Parking Description:	Parking directly in front of building
Number of Stories:	1	Total Parking Spaces:	17
Year Built:	2003	Heat Type:	Electricity
Roof Type:	Gable	Heat Source:	Central
Construction/Siding:	Brick/Vinyl Siding	Internet Access:	Cable, Other
Parking Type:	Surface		

### Financials

Finance Data Year:	2011
Net Operating Income:	\$62,900 (Annual)

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## Location

Address: 8108 Old Hixon Road, Tampa, FL 33626-2301  
County: Hillsborough  
MSA: Tampa-St. Petersburg-Clearwater



## Property Images



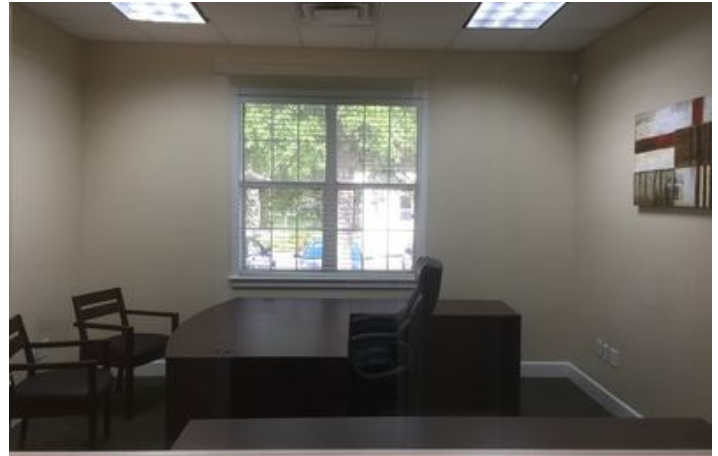
Front Entry Elevation



Foyer



Hallway



CPES Suite Furnished Example\_Page\_1



Conference Room



CPES\_Exec\_Offc\_12-08\_015

## Property Contacts



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