



County: Hillsborough
Legal Subdivision Name: SWEETWATER CREEK SUB
Property Style: Mixed Use
Ownership: Corporation
Year Built: 1971
Flex Space SqFt:
Office Retail Space SqFt:

Status: Incomplete

List Price: \$1,100,000
LP/SqFt: \$364.96
Special Sale:
ADOM: CDOM:

Heated Area: 3,014 SqFt / 280 SqM
Total Area: 3,014 SqFt / 280 SqM

Total Annual Assoc Fees: \$0.00
New Construction: No
Flood Zone Code: AE
Number of Tenants:
Financial Package:

Prime Commercial Property in a Highly Desirable Location Zone CG This rare find offers a freestanding, two-story commercial building in a prime location with high visibility and strong demographics. The building totals 3,014 square feet, with 1,500 square feet on each floor. Ground Floor: Currently leased to a long-standing printer shop. Second Floor: Leased to a Medical Spa and Institute. This floor has been fully updated and remodeled, featuring a sink with hot and cold water in each office, making it ideal for medical or wellness services. The property also boasts a new roof and new front door, adding to its appeal and reducing maintenance concerns. With significant drive-by traffic, this property ensures excellent exposure for tenants. This is an exceptional investment opportunity in a high-demand area

Land, Site, and Tax Information

SE/TP/RG: 36-28-17	Zoning: CG	Section #: 36
Tax ID: <u>U-36-28-17-0DD-000000-00036.1</u>	Development:	
Taxes: \$6,803.09	Tax Year: 2024	Lot #: 36
Book/Page: 30-68	Complex/Comm Name:	
Alt Key/Folio #: 0087490000		
Legal Desc: SWEETWATER CREEK SUBDIVISION S 60 FT OF N 130 FT OF W 125 FT OF LOT 36 LESS R/W BEG AT SW COR OF SD TR RUN N 60 FT E 18.34 FT S 02 DEG W 60.03 FT AND W 17.02 FT TO POB		
Road Frontage: County Road	Flood Zone: AE	Front Exposure: West
Add Parcel: No	Additional Tax IDs:	Front Footage:
Utilities Data: Public		
Parking: 6 to 12 Spaces		
Lot Dimensions:	Lot Size Acres: 0.15	Lot Size: 6,442 SqFt / 598 SqM
Water Frontage: No		
Water Access: No	Water Name:	
Water View: No	Water Extras: No	

Interior Information

Floors: 2	Total Number of Buildings: 1	# Offices:
A/C: Central Air	Ceiling Height:	Freezer Space YN:
Heat/Fuel: Central	Water:	

Exterior Information

Ext Construction: Block, Concrete, Stucco, Vinyl Siding	# of Bays:
Roof Construction: Other	# of Bays Grade Level:
Foundation: Block, Slab	# of Gas Meters:
Road Surface Type: Asphalt	# of Electric Meters: 2
Signage:	

Green Features

Income and Expense

Realtor Information

List Agent: <u>Yuly Vazquez-Enriquez</u>	List Agent ID: 261537513	List Agent Direct: 813-862-7415
List Agent E-mail: <u>floryuly1@gmail.com</u>	List Agent Fax: 813-220-8396	List Agent Cell: 813-862-7415
List Office: <u>DALTON WADE INC</u>		List Office ID: 260031661
Original Price:	List Office Fax:	List Office Phone: 888-668-8283
On Market Date: 01/13/2025	Price Change:	LP/SqFt: \$364.96
Previous Price:	Owner Phone:	Expiration Date: 01/13/2026
Seller Representation: Single Agent		Listing Type: Exclusive Right To Sell
Owner: S D Y CORP		
Spec List Type: Exclusive Right To Sell		
Realtor Info:		
Confidential Info:		
Showing Instructions: 24 Hour Notice, Appointment Only, Call Listing Agent		
Showing Considerations:		
Driving Directions: From Hillsborough and Hanley Rd, Head north on to Hanley road to property on the right hand side 5519 N HANLEY RD TAMPA FL 33634		
Realtor Remarks: The listing agent is part-owner, offering a deep and unique understanding of the property. For more information or to schedule a viewing, please call or text. We are happy to answer any questions you may have! This is an exceptional investment opportunity in a high-demand area.		

Seller's Preferred Closing Agent

Closing Agent Name: GABI GERMINO
Email: gabyg@arestsafi.com
Address: 1430 W Busch Blvd # D Tampa, Florida 33613

Phone: (813) 876-4373
Fax: