



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

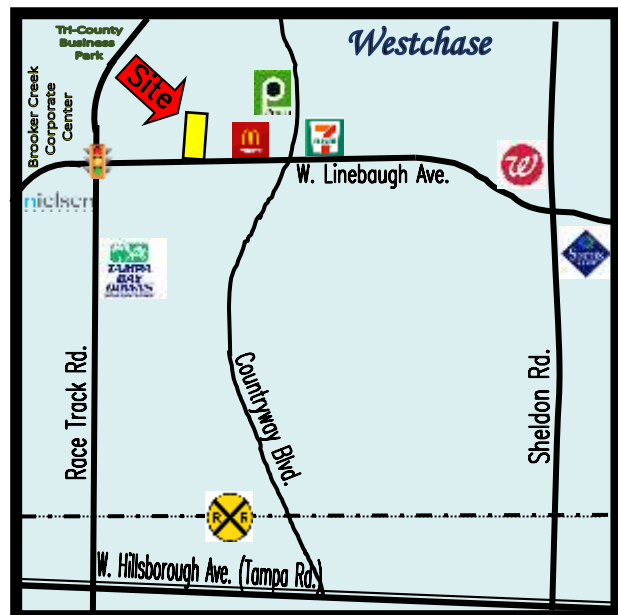
SI-1655

# MEDICAL BUILDING FOR SALE



**12321 W. LINEBAUGH AVE.**  
**UNIT A**  
**WESTCHASE, FL 33626**

- 2,800 SF
- MEDICAL OFFICE BUILDING
- ZONED: PD
- LAND USE: RCP
- AVERAGE HOUSEHOLD INCOME \$158,482
- **SALE PRICE: \$995,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 12321 W. Linebaugh Ave.  
Westchase, FL 33626

**LOCATION:** ¼ mile east of Race Track Rd., North side of Linebaugh Ave.

**LAND AREA:** Office Condo  
**DIMENSIONS:** Total Condo 4,468 SF

**ZONING:** PD-Planned Development (Hillsborough County)  
**LAND USE:** RCP – Research Corporate Park  
**FLOOD ZONE:** “AE” & “X” – (flood insurance may be required)

**IMPROVEMENTS:** 2,800 SF

**LEGAL DESCRIPTION:** Lengthy – in listing file

**YEAR BUILT:** 2013

**UTILITIES:** Electric– Teco Electric  
Water & Sewer – Hillsborough County

**PARKING:** 51 spaces

**PRESENT USE:** Ophthalmology Office

**TAXES:** \$11,124 (2024)

**TERMS:** Cash at closing

**PARCEL ID #:** Folio #: 003533-2442

**SALE PRICE:** \$995,000

**TRAFFIC COUNT:** 15,700 VPD

**NOTES:** This state of the art Retinal specialist Ophthalmologist office is in beautiful condition. The physician is retiring. Building is perfect for medical, dental or general office.

**KEY HOOK #:** N/A

**ASSOCIATE:** Mark S. Klein, CCIM

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1655-1-13

**SHOWING INFORMATION:** Call listing Associate to arrange showing. By appointment only.

**UNIT A – FLOOR PLAN**



**AVERAGE HOUSEHOLD INCOME 2023**

1 Mile Radius - \$158,482

3 Mile Radius - \$142,546

5 Mile Radius - \$117,155