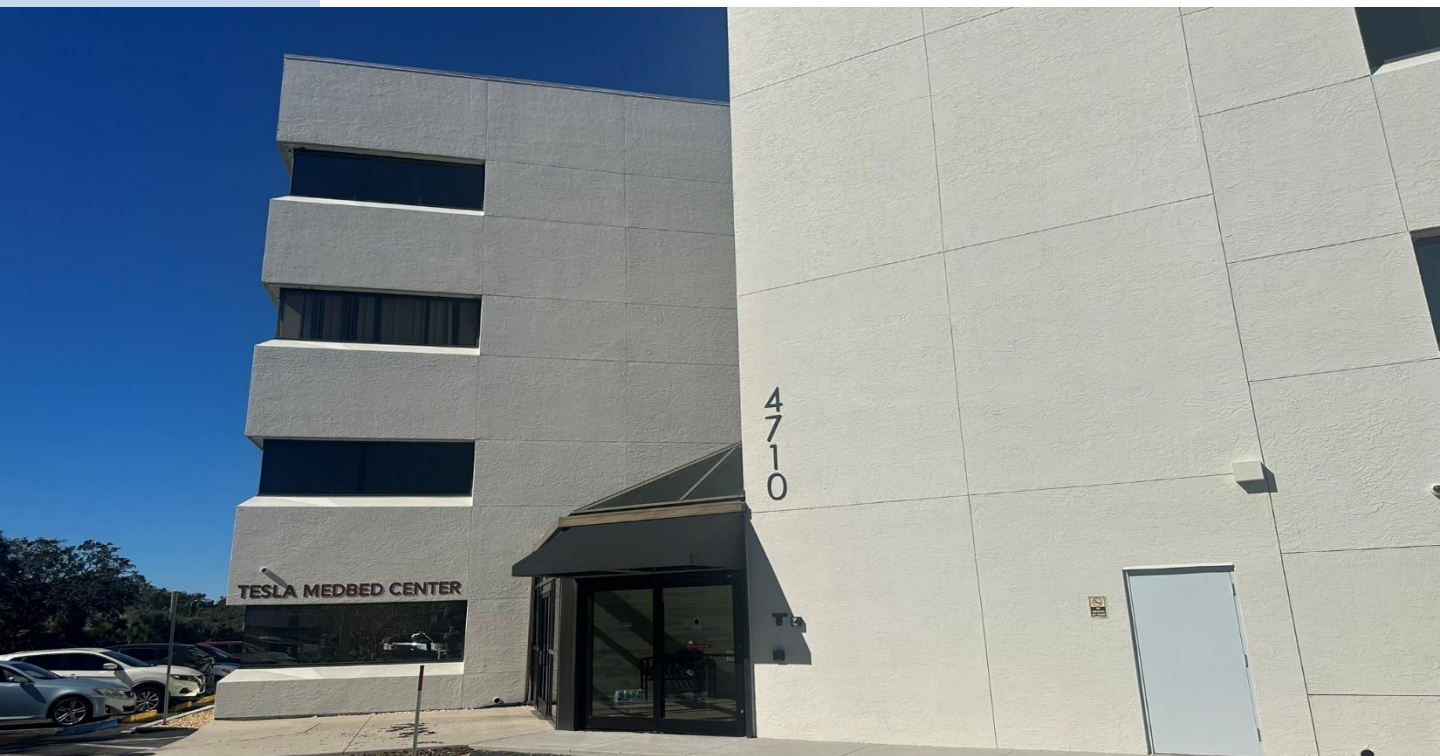


Medical Condo Office for Sale

4710 N. Habana Ave, #403, Tampa, FL 33614

EXECUTIVE SUMMARY



Summary:

Asking Price:	\$299,900
Square Footage:	1,200 SF
Parking:	4/1,000
Traffic Count:	9,000 + Counts (AADT)
Current Use:	Medical Office
Folio Number:	107559-0846
Location:	City of Tampa
Taxes (2025):	\$3,757.54
Zoning:	OP-1 – Commercial Condo
Building Stories:	Four Stories
Utilities	Water/Sewer: City of Tampa Electric: TECO
Owner Association Fees:	\$1,365.21/Month

Overview:

This is an opportunity for a 1,200 square foot medical office in the “Medical Arts Condominium” building located a few doors down from Saint Joseph’s Hospital, Tampa FL. Visibility is good at 9,000+ cars per day. FL. The medical/professional office condo has 4 floors and the subject space is located on the top floor. The building features an attractive atrium style entrance, elevator and good parking. The space has been used for medical office for several years. The space has two entrances to the hallway, a break room, reception area, record room, office and two exam rooms.

This property is a great opportunity for any medical user looking for an excellent location with good visibility.

Owner is in the process of making improvements to the building including a new roof, a HVAC system, replacing drywall, new paint and replacing the floor. The building did have some water damage from the hurricanes.

Monthly Association Fee: \$1,365.21 – Covers building maintenance, janitorial for common areas, building insurance (doesn’t cover inside unit), management, exterior pest control, parking lot repairs/maintenance, landscaping, signage, elevator, fire life safety, water, etc. Owner responsible for all interior maintenance/repairs and HVAC. Building hours 5:45 am to 7:00 pm. Roof replaced 2022. No assigned parking. Building has 4/1,000 parking ratio.

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

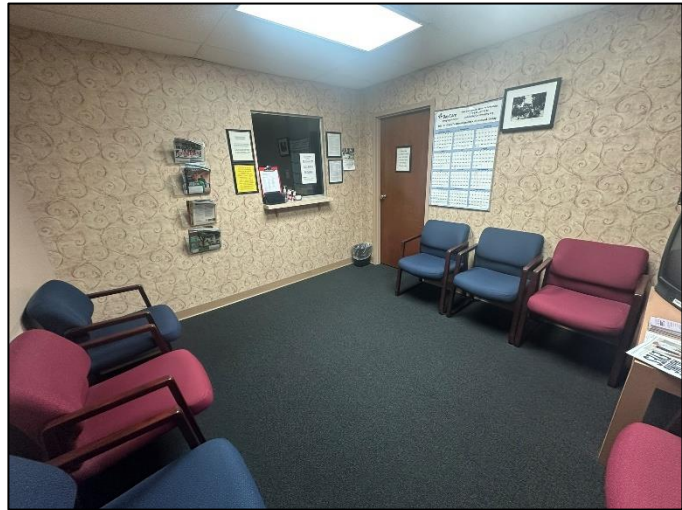


Medical Condo Office for Sale

4710 N. Habana Ave, #403, Tampa, FL 33614



PICTURES



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

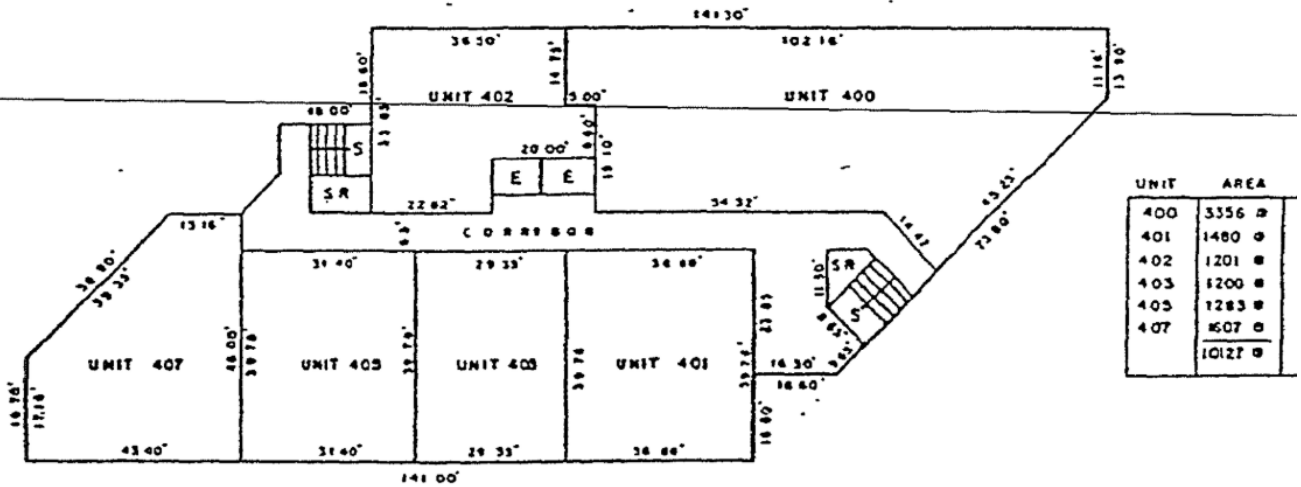
Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

Medical Condo Office for Sale

4710 N. Habana Ave, #403, Tampa, FL 33614



FLOOR PLAN



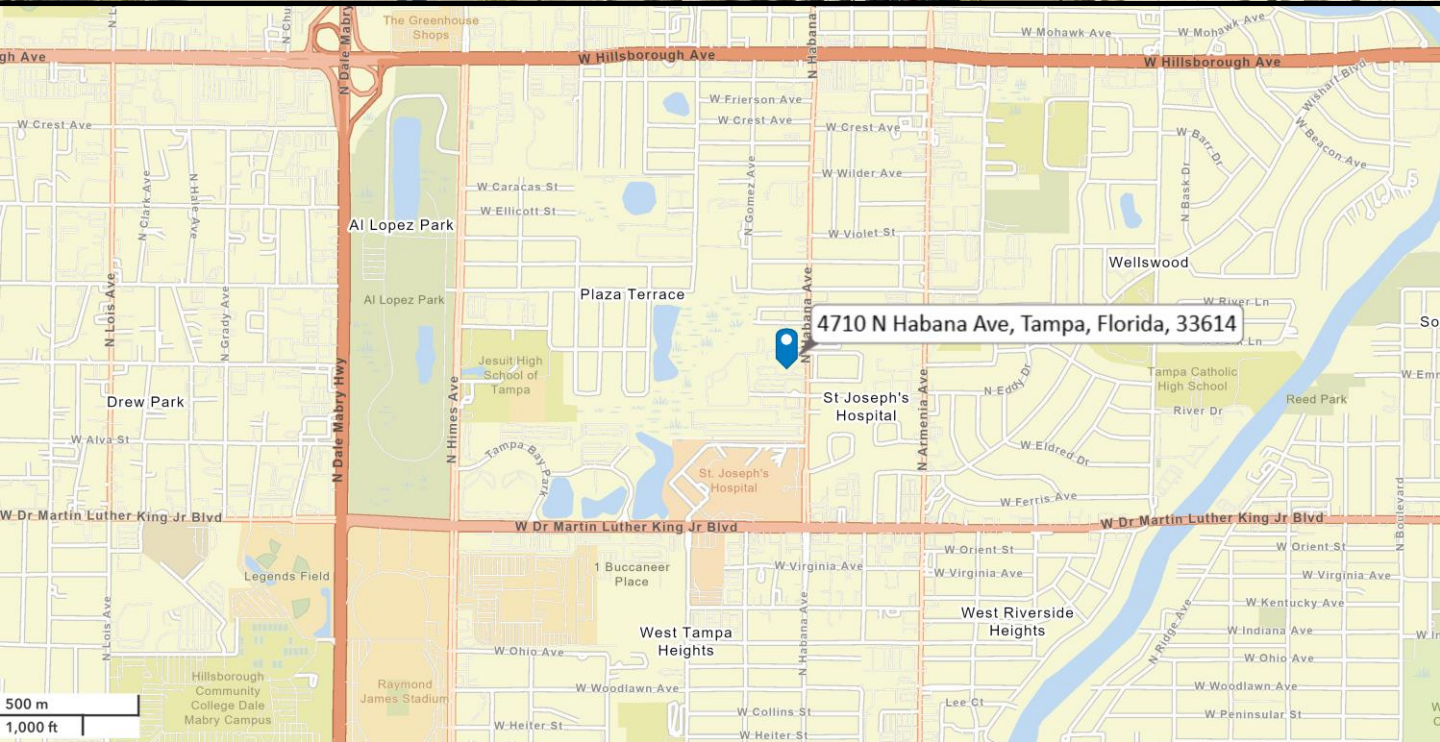
FOURTH FLOOR

SHAROLD A. LANGSTON
P.O. BOX CLEARWATER
34615

Medical Condo Office for Sale

4710 N. Habana Ave, #403, Tampa, FL 33614

AERIAL & AREA MAP



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

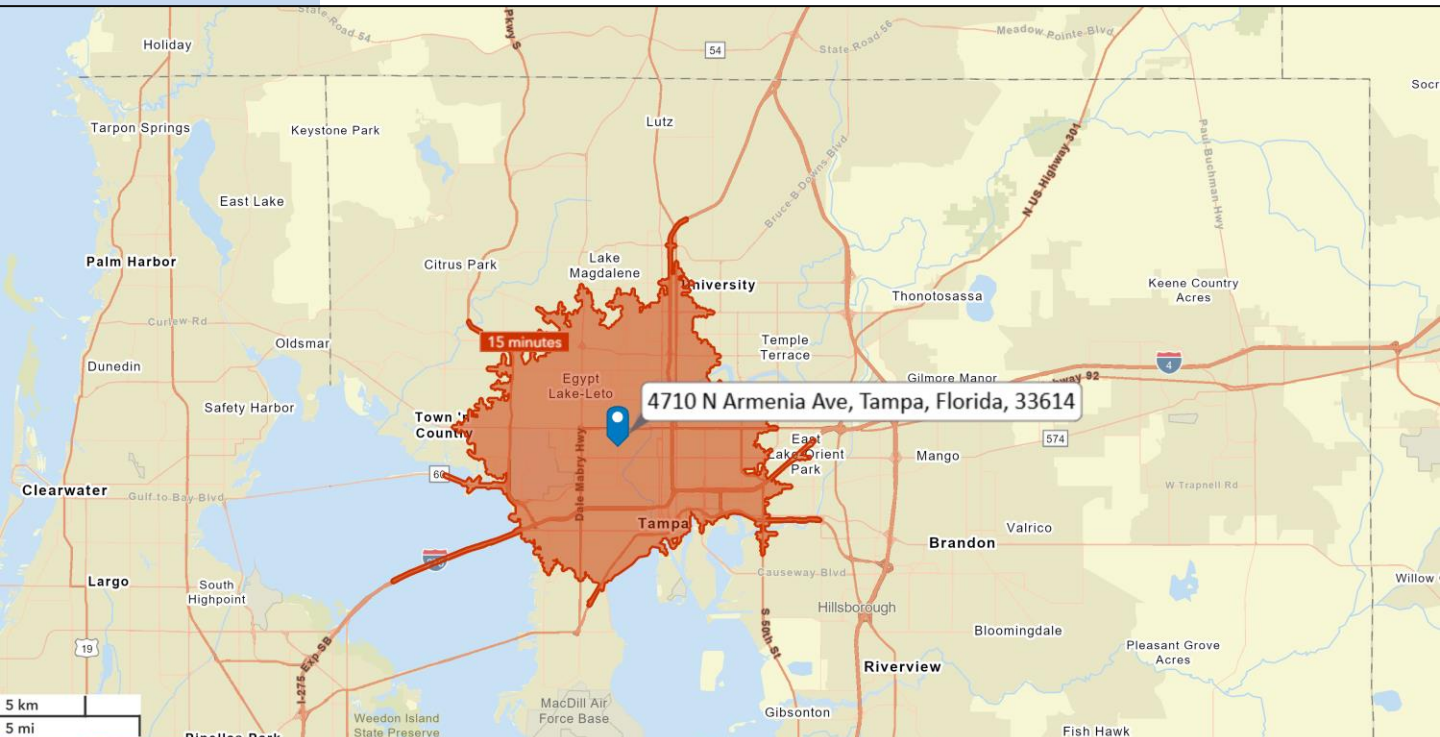
Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

Medical Condo Office for Sale

4710 N. Habana Ave, #403, Tampa, FL 33614

DRIVE TIME & DEMOGRAPHICS



2020 Census Summary

4710 N Armenia Ave, Tampa, Florida, 33614
Drive time of 15 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

290,622 Total Population	130,214 Housing Units	4,150.1 Population Density	2.36 Average Household Size	119,758 Total Households	84.4 Diversity Index
------------------------------------	---------------------------------	--------------------------------------	---------------------------------------	------------------------------------	--------------------------------

2010-2020 ANNUAL GROWTH RATE



1.01%
Population

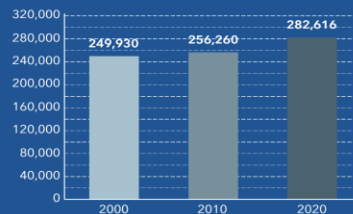


2.08%
Group Quarters

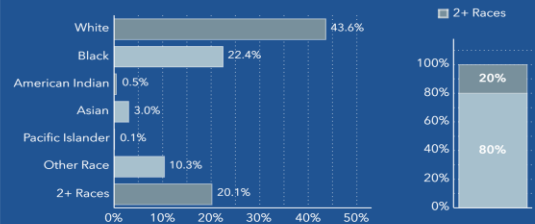


1.26%
Households

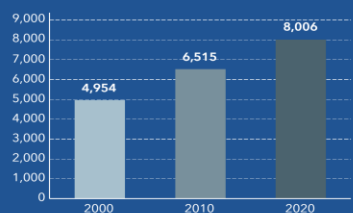
HOUSEHOLD POPULATION



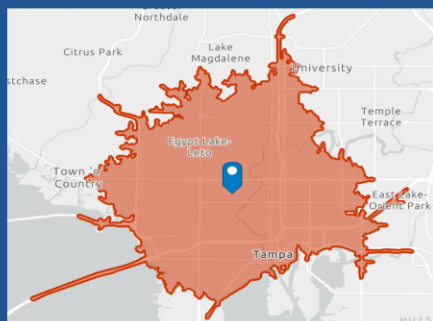
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	56,952	233,670
1 Race	44,611	187,569
White	18,622	108,158
Black	17,463	47,767
American Indian/Alaska Native	265	1,056
Asian	1,362	7,262
Pacific Islander	41	124
Some Other Race	6,858	23,201
2 or More Races	12,341	46,102



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com