

Mixed Use Office Building Portfolio

3,444± SF Office, 2,444± SF House, 1,560± SF Warehouse

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



107 Glendale Dr



855 E Brandon Blvd

Outstanding investment opportunity! Current lease rates are well below market, providing strong upside potential for the next owner. With most tenant improvements already completed, this property is primed for increased rental income. Major systems are in excellent condition—roof replaced in 2024 and HVAC units under 5 years old—reducing near-term expenses and maximizing return. Don't miss this value-add property with long-term growth potential.

- Office building 3,444± SF
- 2,444± SF house
- 1,560± SF warehouse
- 5 office spaces currently leased
- New roof 2024, A/c less than 5 years old
- Ample parking space
- Mixed use zone
- Security cameras in place
- Offered for \$1,500,000

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