

**FOR SALE**

**MID COUNTY MEDICAL/OFFICE BUILDING**

2700 EAST BAY DR, LARGO, FL - OFFERED AT \$ 3,850,000

**Smith &**  
Associates **Commercial**



Excellent opportunity to purchase a 20,000 sq ft MOL two story office building with a highly desirable Mid County location

Within the city limits of Largo, the property has a prominent corner location on East Bay Dr, or SR 686, with a daily traffic count of about 60,000 cars

Situated on a 200' x 200' lot in a non-flood zone, with 72 parking spaces, or 4 per 1,000 based on rentable square feet

Built in 1974 with block construction, the roof was replaced in 2021 with a new TPO, and most of the A/C units are also newer

There are about 18,296 rentable square feet, out of a total of 20,547, with the balance being common areas

The majority of the tenancy is medical, primarily dentistry related, but general office tenants are also present

The leases are all full service, with utilities and cleaning services included in the monthly rent

The current cap rate of 6.9% has a big upside, as it is based on 28% vacancy, with 5,220 square feet available to fill

Detailed rent roll and income/expense information are available with an executed Confidentiality Agreement

**strictly confidential; do not approach property as tenants are unaware of a potential sale**

*Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.*

**PAT CALHOON & KEVIN PLATT - COMMERCIAL AGENTS**

Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

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