



For Sale

Largo Medical Building

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Table Of Contents

Property Information	3
Property Summary	4
Property Description	5
Complete Highlights	6
Additional Photos	7
Floor Plans	8
Location Information	9
Regional Map	10
Location Map	11
Aerial Map	12
Retailer Map	13
Demographics	14
Demographics Map & Report	15
Advisor Bio 1	16

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Property Information

For Sale
Largo Medical Building





Property Description

Presenting a prime investment opportunity in Largo, FL, this property offers a spacious 16,369 SF building with ample space for office or medical use. The property, zoned I, features a single well-appointed unit, providing flexibility for a variety of professional endeavors. Originally built in 1978, the second story and elevator were added in 1985, it embodies enduring quality and structural integrity. Boasting a strategic location and convenient access to major thoroughfares, this property is an ideal choice for investors seeking a versatile and high-potential asset in the thriving Largo

area. The building is situated on the front lot that extends to 2.27 acres and also has a vacant rear parcel extending to 2.27 making 4.54. acres in total.

Essentially this building is move-in ready for a medical or office user with a wide range of offices, exam rooms, bathrooms etc. It also has an elevator to the second floor. It is attractive and maintained. The other option is for a developer to purchase the property since it extends to 5 acres MOL, being mostly flat and clear making it easy to build on.

Property Highlights

- Spacious 16,369 SF building

Offering Summary

Sale Price:	\$4,500,000
Number of Units:	1
Lot Size:	4.54 Acres
Building Size:	16,369 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	636	1,292	5,255
Total Population	1,438	2,912	11,046
Average HH Income	\$97,207	\$96,782	\$94,268



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Location Description

Located in the heart of Largo, this area offers a prime location for office building investment. With its proximity to popular attractions like the Florida Botanical Gardens, Pinellas Trail, and beautiful local beaches, the area exudes a vibrant and dynamic atmosphere. Nearby shopping and dining options, as well as easy access to major roadways, make it an ideal location for businesses. Largo also boasts a strong local economy and a supportive business community, positioning the area as a promising investment opportunity for office space.

Complete Highlights

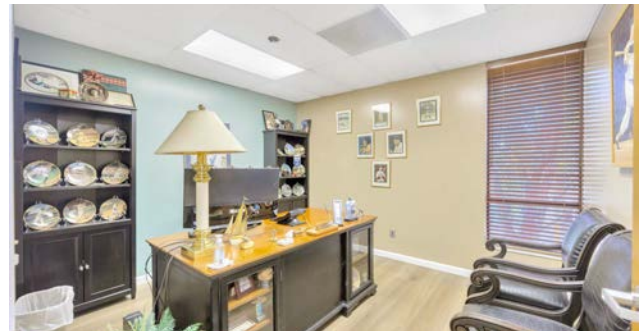


Property Highlights

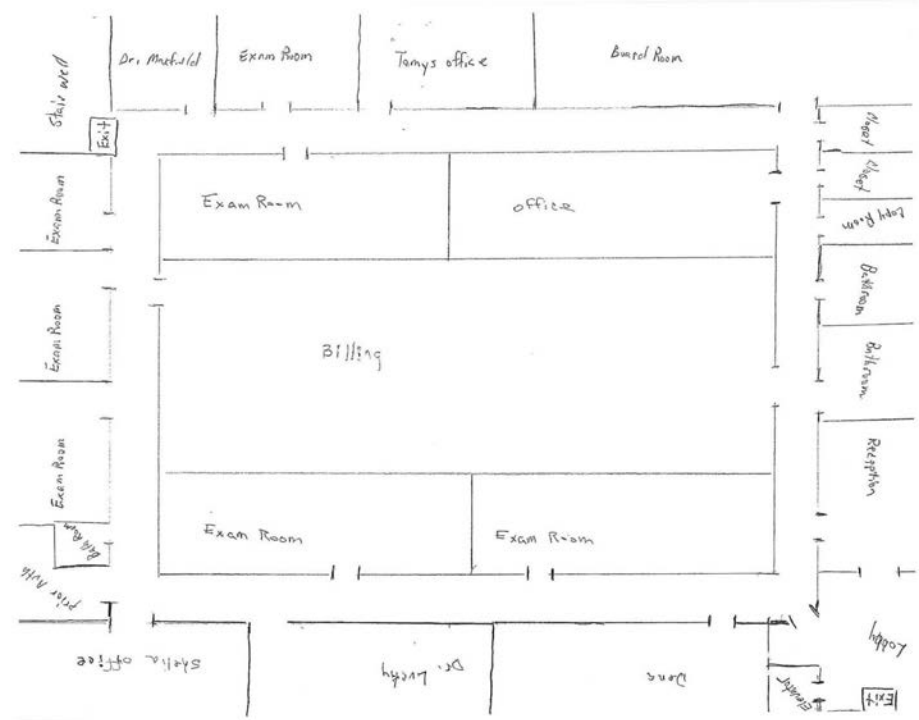
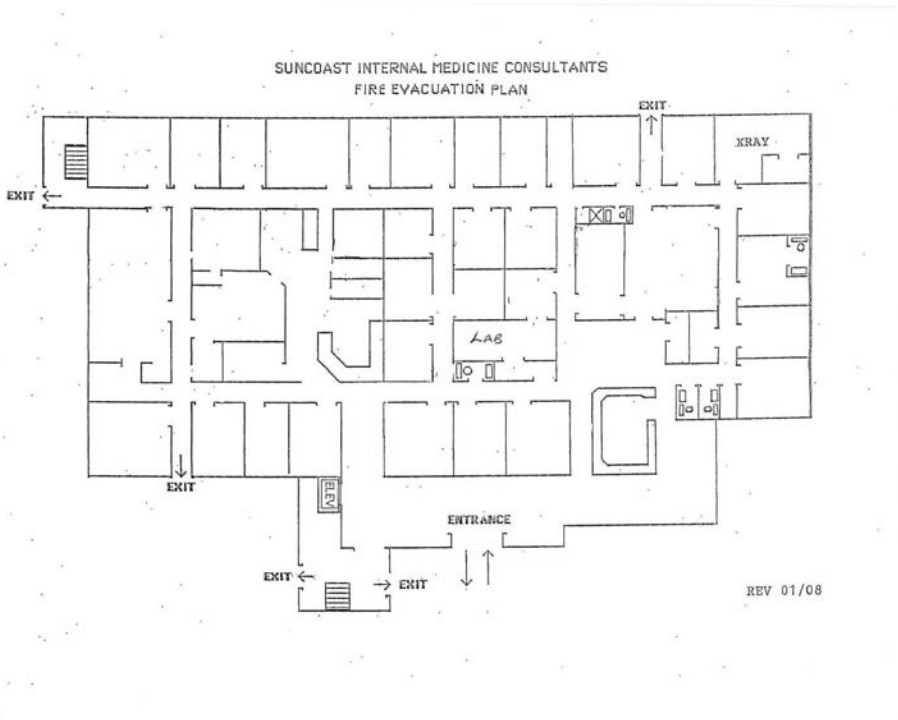
- - Spacious 16,369 SF building
- - Single well-appointed unit
- - Zoned I for versatile use
- - Strategically located in Largo area
- - Convenient access to major thoroughfares



Additional Photos



Floor Plans

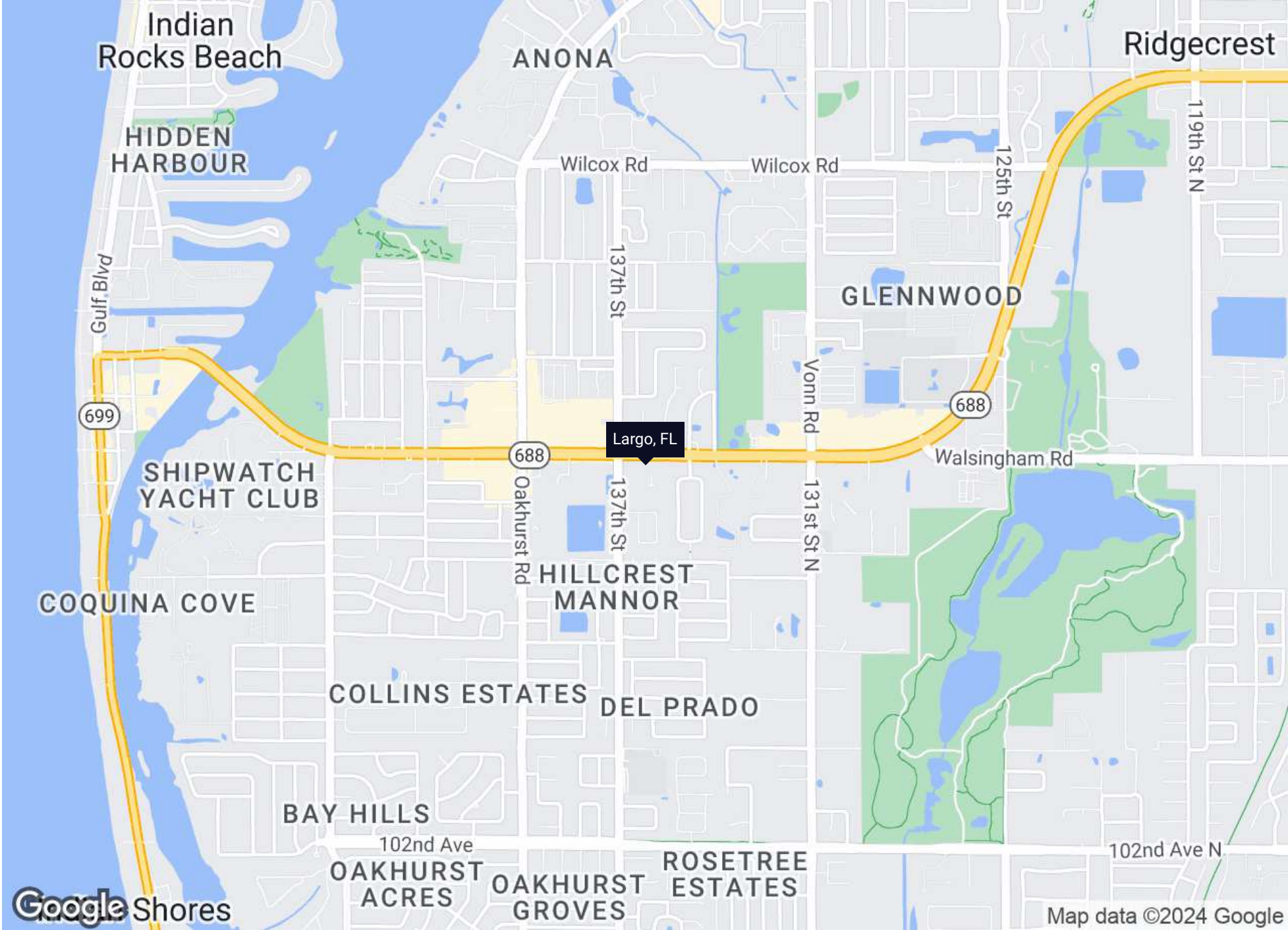


Location Information

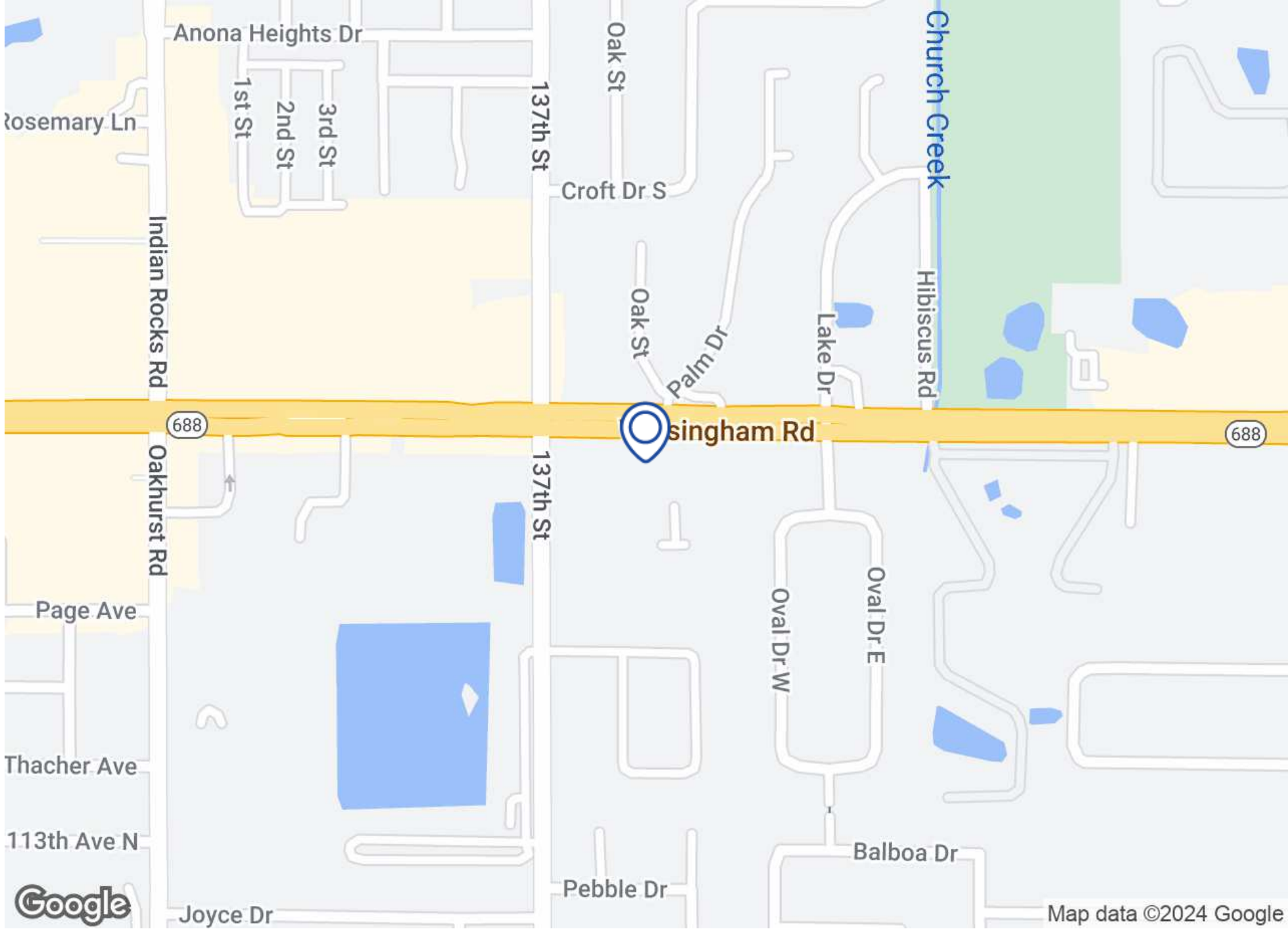
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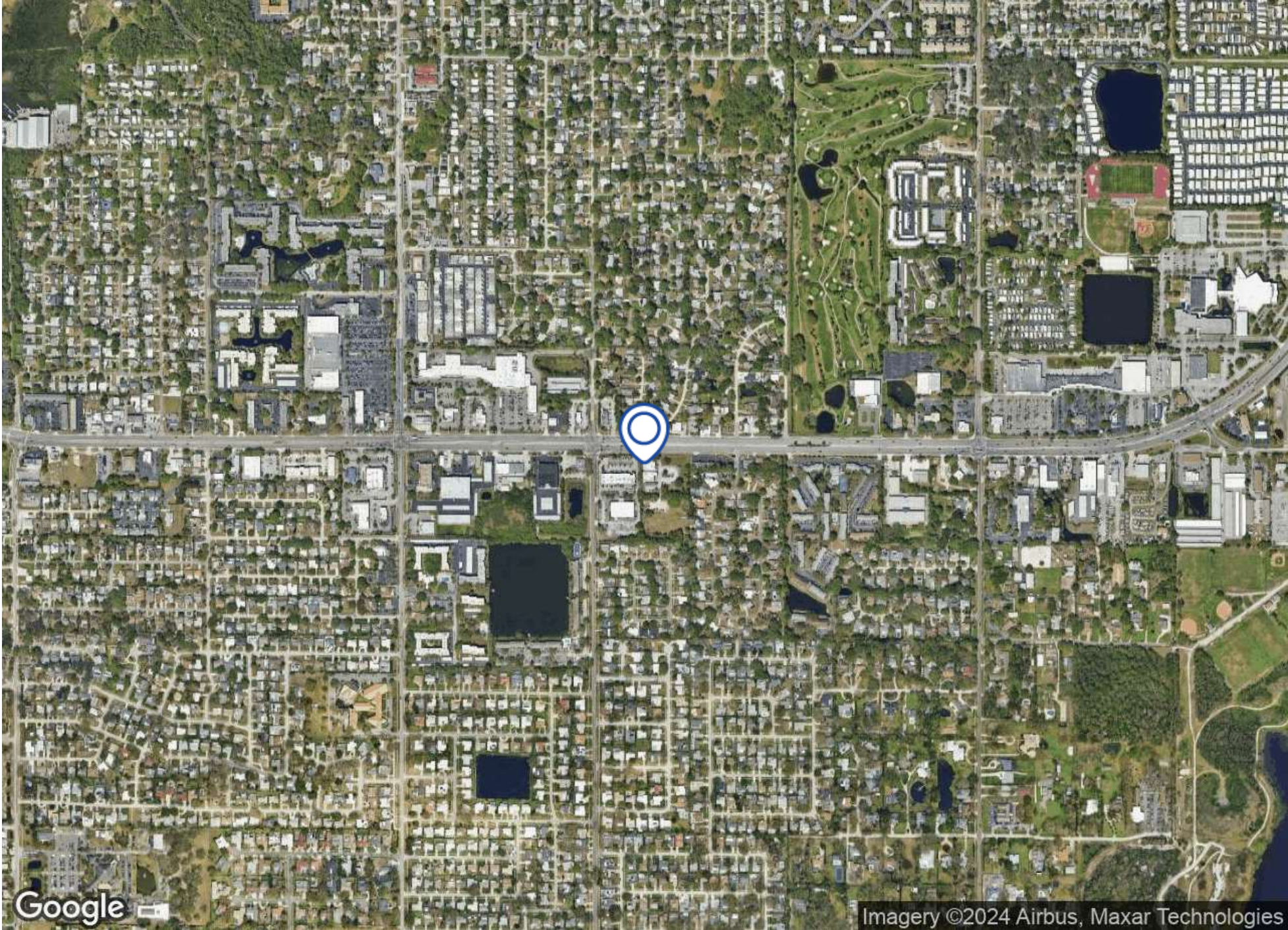
Regional Map



Location Map



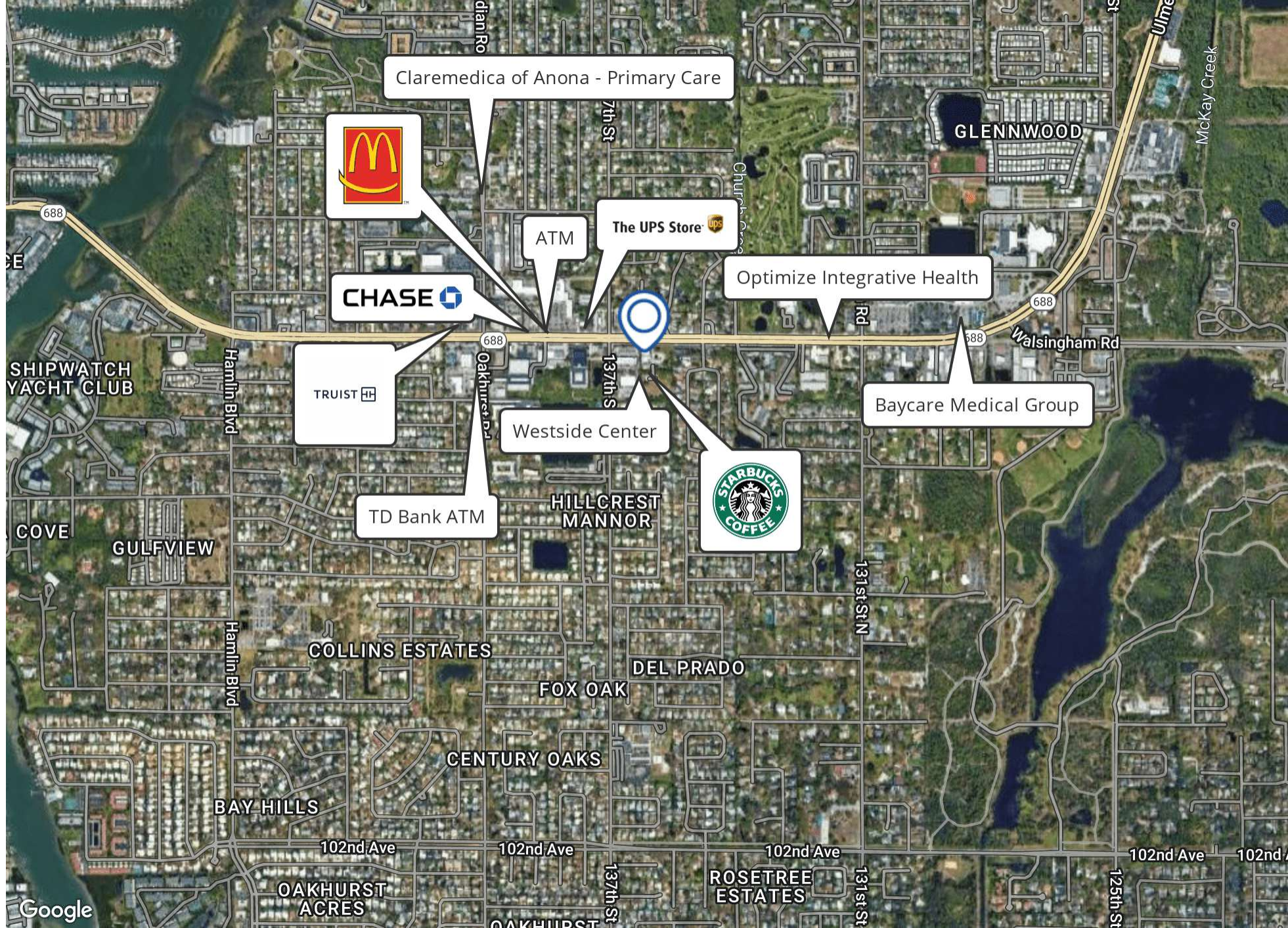
Aerial Map



Google

Imagery ©2024 Airbus, Maxar Technologies

Retailer Map



Demographics

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Largo Medical Building

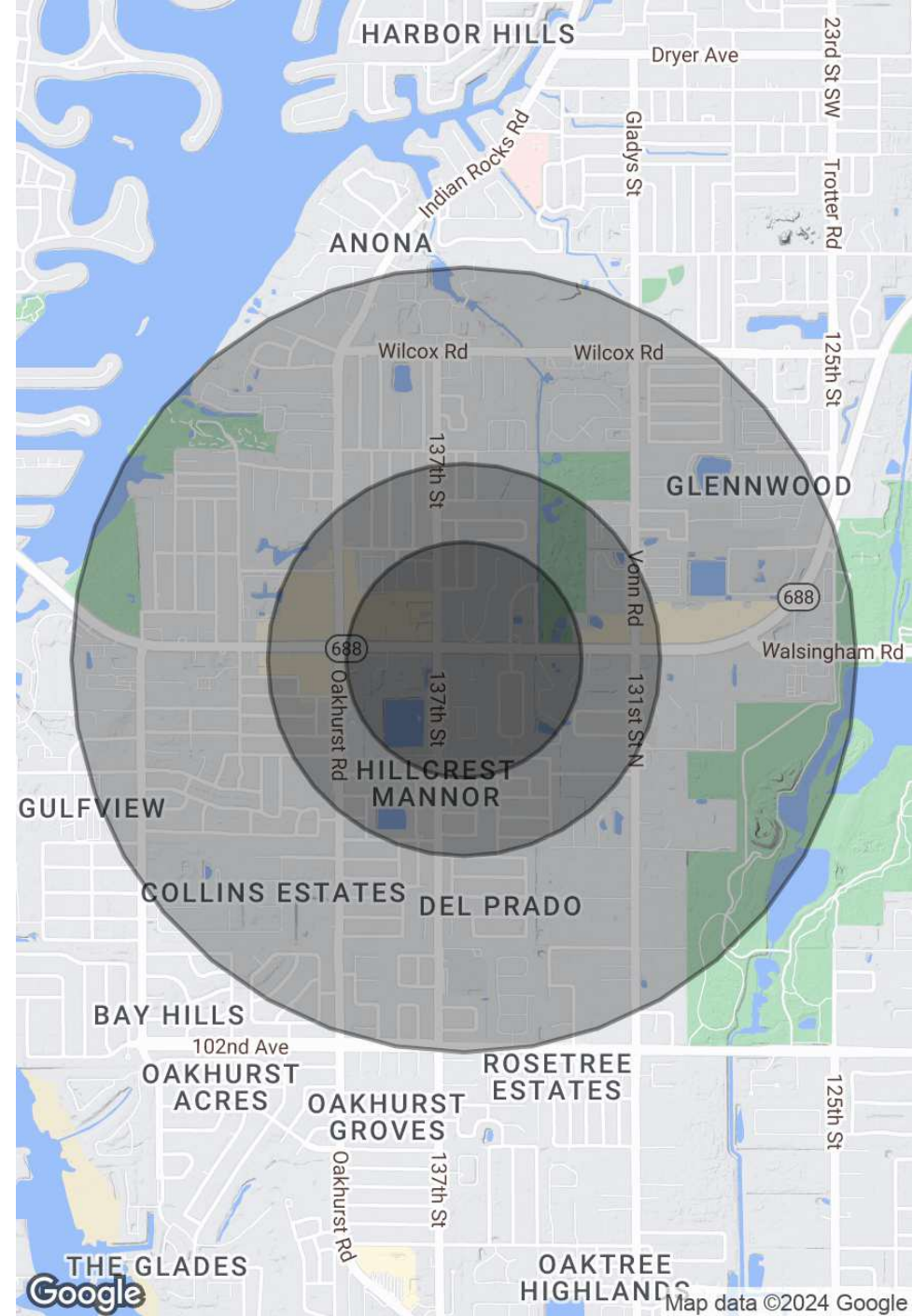


Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,438	2,912	11,046
Average Age	49	49	50
Average Age (Male)	48	48	49
Average Age (Female)	50	50	51

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	636	1,292	5,255
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$97,207	\$96,782	\$94,268
Average House Value	\$440,332	\$434,951	\$388,470

Demographics data derived from AlphaMap





Paul Cross

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Professional Background

As a Commercial Broker in Tampa, Florida since 2002, Mr. Cross has developed broad experience through work in projects that include land sales and development, apartment building sales, gas station sales and leasing, and in particular medical office, office, and retail selling, purchasing, and leasing. Special projects include a 47-acre Children's Holiday Center in Lake Wales Florida, land for a new Student Housing project near USF in Tampa, and retail and medical buildings in Wesley Chapel. With a main specialty of Medical, he has developed a team of people who can design and develop all kinds of medical buildings but can also provide further value to physicians through his membership with Synergy One, a team of professionals in a wide range of medical business specialties such as EMR/EHR, HIPAA, Billing and the like. Mr. Cross has worked extensively with Healthcare Providers and has cooperated in the setup of sale/leaseback programs. Through his investment syndication capability, he can also provide options to combine the sale/leaseback structure to include investment options for sellers.

Education

BSc Telecommunications

BSc Electronic Engineering Design and Production

Commercial Real Estate Training with Top Dog organization

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