

Offering Memorandum

**Medical Office Building
7641 66th Street
Pinellas Park, FL. 33781**



**The Brett Company
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Executive Summary

This very well maintained, one story, 7490 sqft. medical office building is an exceptional opportunity for investors or medical professionals seeking an immediately available building in a superb location.

The building was originally built in 1992 and has since been updated with newer electrical in 2018; roof in 2018 & 2019 and Central Heat/Air in 2022. The building is divided with one side offering 8 exam rooms and reception area and the other side offering therapy/treatment rooms and lab area, file room, storage closets and offices.

Seller will consider assisting with financing.

Property Address:

7461 66th Street N. Pinellas Park, FL. 33781

Traffic Count

48,000 Vehicles Daily

Property Size: 7490 sqft under air **Lot Size:** .79 AC.

Zoning: Medical Office Building, Single & Multi story Professional Building

Parking: 41 Spaces (5.47 Spaces per 1,000 sqft)

Price

\$1,800,000

Property Highlights

- Fabulous high traffic location - near intersection of Park Blvd. and 66th Street.
- Solid concrete block construction with newer roof 10/18/2019; Updated electrical in 2018 and updated Central Heat/Air in 2022.
- 41 parking spaces with porte-cochere at main entrance
- Flood Zone X
- Medical office with 8 exam rooms; large reception area; administrative offices and storage closets
- Huge staff area with full kitchen space, lockers, dining area, lounge and meeting space/conference area
- Large Lab area, treatment rooms, file room, storage and administrative offices on other side of building with 2 separate entrances beside the main entrance
- High visibility electronic message sign at property entrance

ANNUAL EXPENSES INFORMATION

Property Taxes: \$24,000

Insurance (occupied property): \$9,300

HVAC Maintenance Plan: 6,000

Pest Control: \$3,000 Utilities: \$30,000

Building has been owner occupied - no rental income to report

Exterior



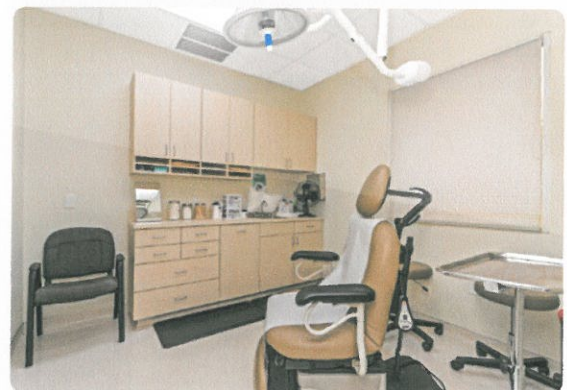
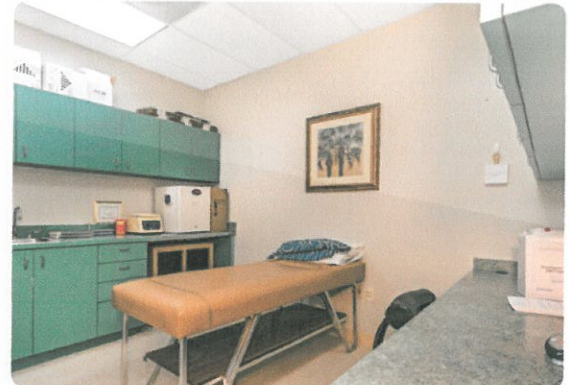
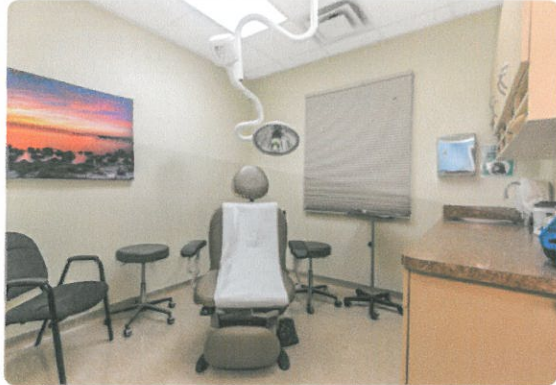
Reception & Waiting Rooms



Administration & Offices



Exam Rooms & Treatment Rooms



Lab Area



Staff Area



Main Floor Plan

