

BALLANTRAE PROFESSIONAL OFFICE FOR SALE

17749 Hunting Bow Circle, Lutz, Florida 33558



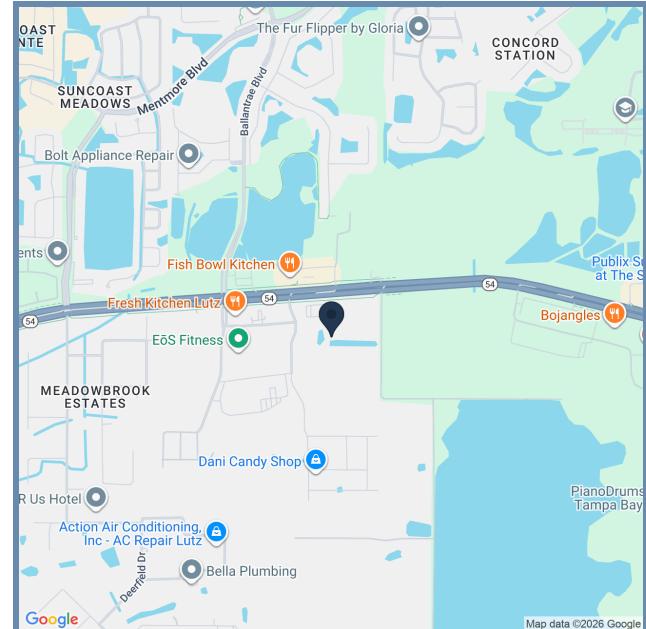
Office | Administrative | For Sale or Lease

Sale Price: \$700,000

Lease Rate: \$28.00 /sqft MG

2,500 SqFt Available

Introducing the prestigious Ballantrae Professional Office for Sale, a prime Office property located at 17749 Hunting Bow Circle in the vibrant city of Lutz, Florida. This well-maintained Class B building, constructed in 2008, offers a conducive environment for a range of professional services. Strategically zoned OP02 for Professional Services, this office space comes fully equipped with a built-in reception desk, a safe for secure storage, and even a reliable Kohler backup generator for uninterrupted operations. Situated in FEMA Flood Zone X, ensuring minimal flood hazard, this property provides peace of mind for business owners. This office boasts ample parking at a ratio of 4.5 spaces per 1000 square feet, providing convenience for employees and visitors alike. Don't miss this opportunity to own a distinguished office space in a sought-after location. Inquire now to make this commercial property yours!



Property Highlights

- Zoned OP02 Professional Services
- Built-in Reception Desk Included
- Built-In Safe included
- Kohler Backup Generator included
- FEMA Flood Zone X (minimal flood hazard)
- Assoc Dues: approx. \$4000/yr
- Ample Parking (4.5/1000)



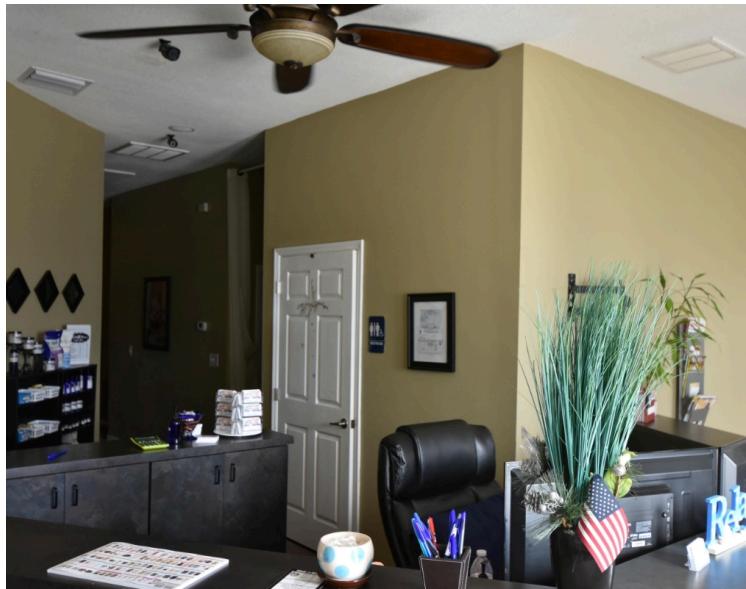
Service
to a
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Power®

Michelle Bible
VIP Executive Realty
(813) 475-6019
(727) 365-5402
mbible.vip@gmail.com

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Ballantrae Professional Office for Sale

17749 Hunting Bow Circle, Lutz, Florida 33558



Market: Tampa/St. Petersburg
Submarket: Pasco County
Available: 2,500 SqFt
Space Type: Administrative
Sale Type: Owner User
Year Built: 2008

Parcel ID: 29-26-18-0050-00000-0010
Land Area: .06 Acres
Zoning: OP02
County: Pasco County

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17749 Hunting Bow Circle, Lutz, Florida 33558



Suite	Floor	Type	Avail	Lease Rate	Position
	1	Administrative	2500sqft	\$28/sqft MG	

Entire building available for lease



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