

FOR SALE/LEASE

- ◆ 3,000 sf free-standing office building
- ◆ Fantastic opportunity to purchase or lease a turn key medical office in the highly desirable Wesley Chapel market
- ◆ Available for occupancy Q1, 2025
- ◆ Functional floor plan with reception check-in/check-out, large waiting room, 8 exam rooms, 2 offices, business office/staff work area, break room and lab
- ◆ Less than 5 miles to Advent Health and Bay Care Hospital
- ◆ Located 1 mile east of I-75 and 1.5 miles west of Bruce B. Downs Blvd. on the north side of SR 56 in the Cypress Glen Professional Park
- ◆ Lots of windows and building has a pond in the back
- ◆ Ample parking and easy to locate
- ◆ Sale price: \$975,000



Wesley Chapel Medical Office

26823 Tanic Drive, Wesley Chapel, FL 33544

Lease Rate: \$30 psf Modified Gross

Heidi Tuttle-Beisner, CCIM

Broker/Owner

Cell: (727) 992-1674

Office: (727) 376-4900

htuttle@cap-realty.com

www.cap-realty.com

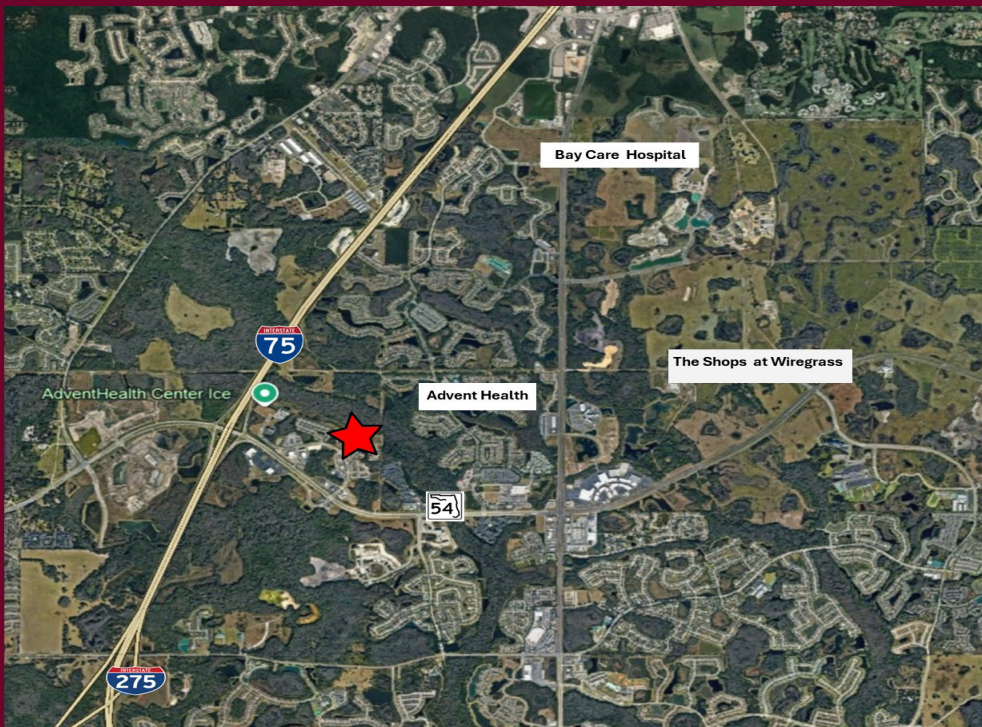
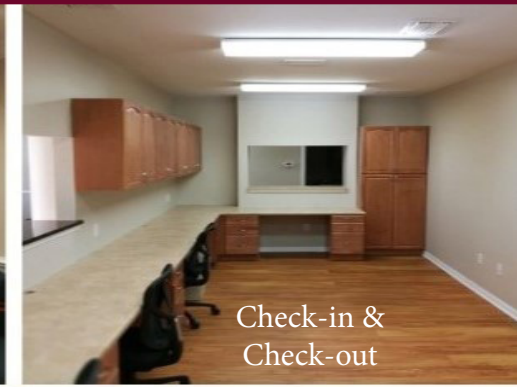


COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

PROPERTY SPECIFICATIONS

Address: 26823 Tanic Dr., Wesley Chapel, FL
Building Size: 3,000 sq. ft.
Parcel ID#: 26-2619-0050-00000-0160
County: Pasco County
Zoning: MPUD Professional Office Building
Utilities: Duke Energy
Suitable Uses: Office/Medical



Demographics - 5 miles



Population Estimate 137,382



Median Age 39.1



Average HH Income \$122,373

