

2 OFFICE CONDO
UNITS FOR SALE

Hidden Oaks - Units B-3 & B-4

1700 N MCMULLEN BOOTH ROAD • CLEARWATER, FL • 33759



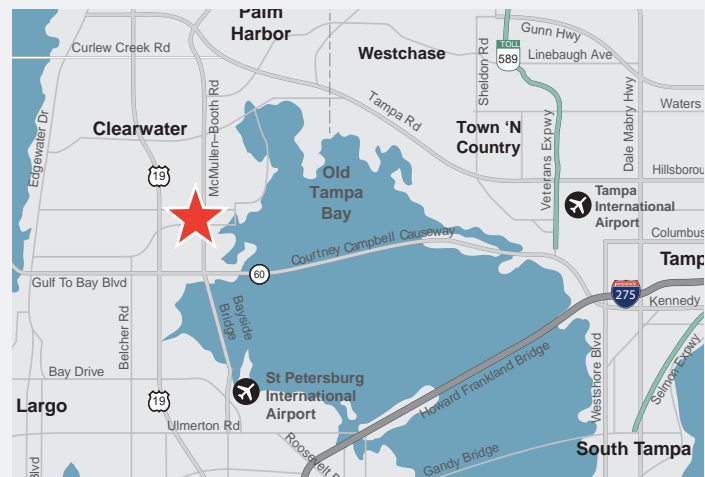
INVESTMENT OPPORTUNITY - 2 OFFICE CONDOS

PROPERTY OVERVIEW

Unit Sizes	B-3: 1,654 sf / B-4: 3,301 sf Totaling: 4,955 sf
Property Size	4 buildings totaling 31,687 sf
Property Type	Office/Medical
Year Built	1988
Parking Ratio	5/1,000
Sale Price for 2 Units	\$1,200,000 (\$242 psf)

PROPERTY FEATURES

- + Two (2) garden-style office units available for investment sale
- + Options available to purchase both or Unit B-4 only
- + Individual suite entrances, tenant controlled HVAC, and 24 hour access
- + Natural tree canopy provides abundant shaded surface parking with a high parking ratio



LOCATION

- + Prominent exposure at the signalized intersection of McMullen Booth Rd and SR 590
- + Two convenient points of ingress/egress - McMullen Booth Rd and SR-590 (Coachman Rd)
- + Minutes from Gulf to Bay Blvd
- + North Pinellas location offers easy access to Hillsborough County and South Pinellas communities



Judy Healey, RPA
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SITE PLAN



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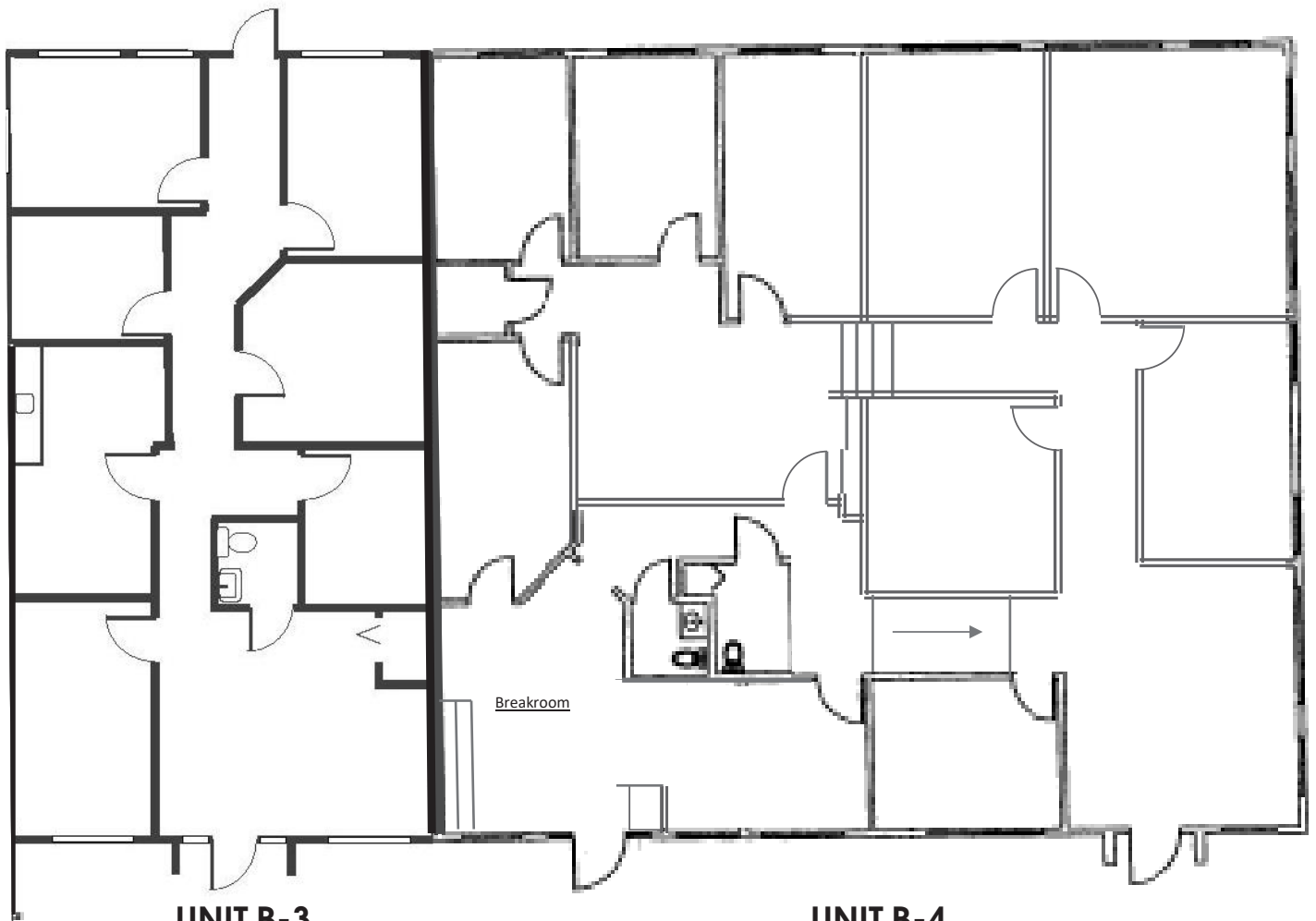


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FLOOR PLANS



UNIT B-3
1,654 RSF
(SELLER WILL LEASEBACK)

UNIT B-4
3,301 RSF
(LEASED THROUGH 1/31/2027)



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