

FOR SALE

\$1,500,000

12408

N 56<sup>th</sup> STREET

TEMPLE TERRACE, FL 33619



**THE KRAUSS** ORGANIZATION, INC.  
Commercial Real Estate Services • Since 1952

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# PROPERTY OVERVIEW

Unlock the Perfect Space for Your Practice in North Tampa!

Positioned on a generous 0.75-acre parcel, this freestanding 4,444 SF medical office building offers a rare opportunity for both owner-users and investors seeking a well-maintained, single-story asset in the Tampa market. Built in 1979 and thoughtfully maintained over the years, the property reflects pride of ownership with systems and infrastructure kept current, including a newly installed drain field in 2024.

The building's functional layout and one-story design make it ideal for a variety of medical or professional uses, while the ample parking ratio of 5 spaces per 1,000 SF ensures convenience for both staff and patients. Utilities include TECO electric and City of Tampa water and trash service, with the property currently serviced by septic. Offered at \$1,500,000 and being sold as-is, this property presents a compelling value proposition when compared to current market rents ranging from \$26.60 to \$28.00/SF NNN. Whether repositioned as an income-producing asset or occupied by an end user, the site's size, parking, location, and standalone presence provide flexibility that is increasingly hard to find.

4,444 SF  
total size

5:1000  
parking

1979  
year built

- 
- Folio Number: 036815.0000
  - Asking Price: \$1,500,000
  - Property Use - 1930 Medical Office C
  - 2025 Real Estate Taxes - \$11,724
  - Zoning - CG

# PROPERTY PHOTOS



# INTERIOR PHOTOS

Suite 1 & 2 - Doctor's Office

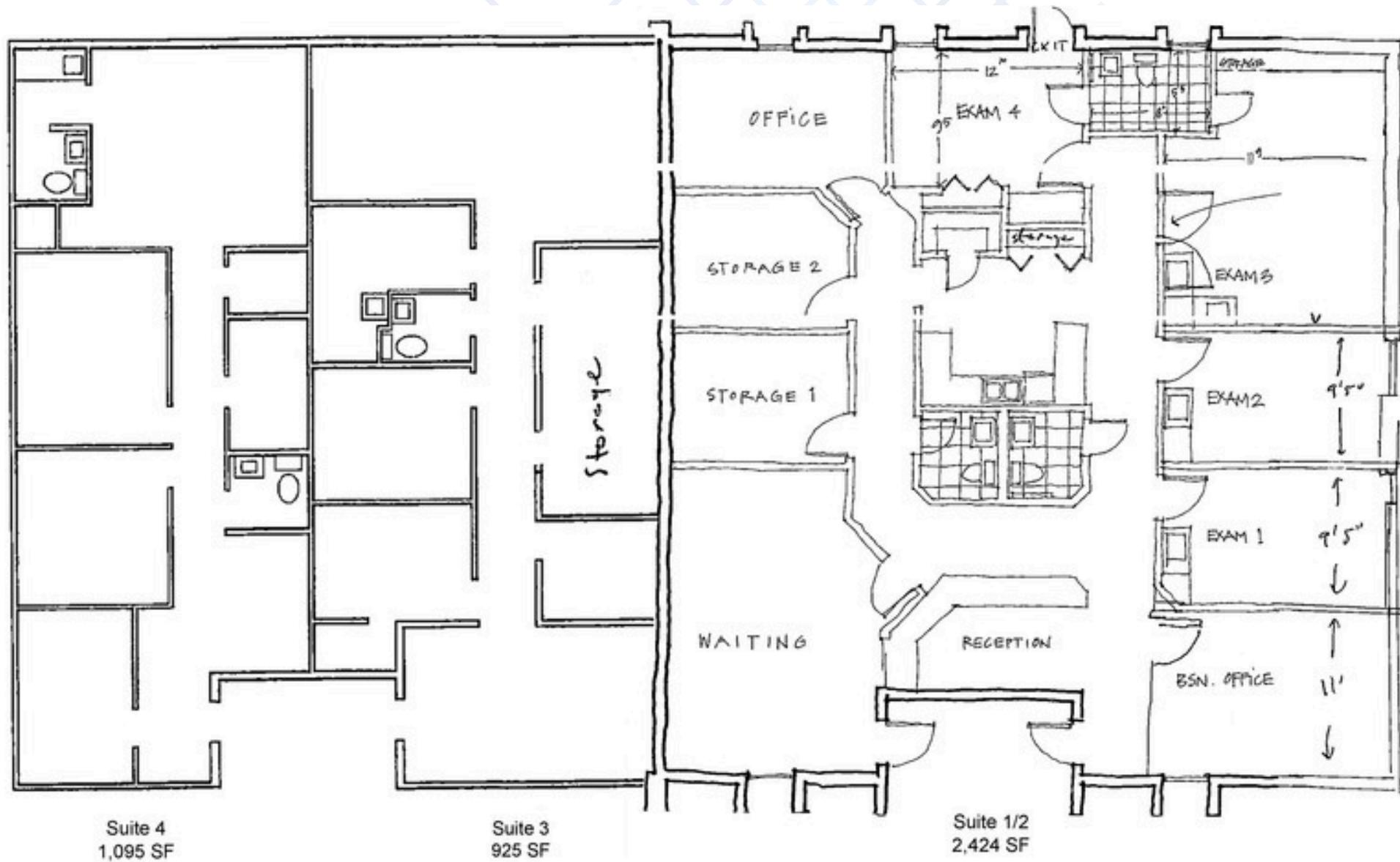


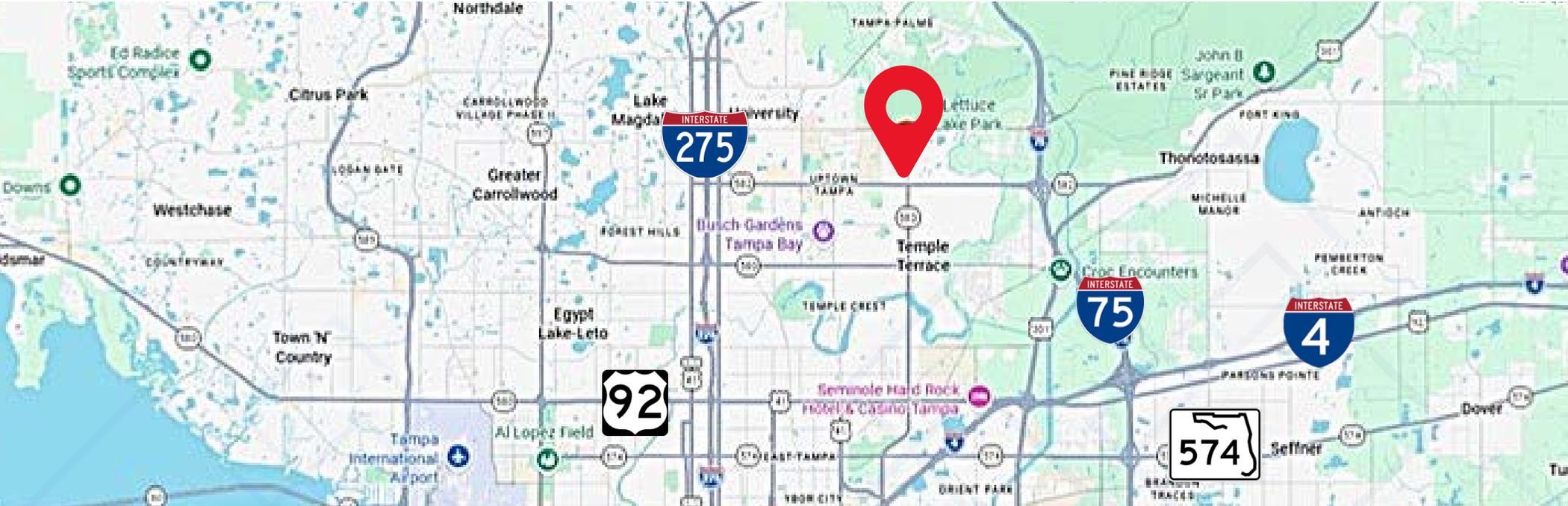
# INTERIOR PHOTOS

Suite 3 - Vacant, Suite 4 - Office



# FLOORPLAN





# LOCATION HIGHLIGHTS



Dining  
5 min



Medical  
Facilities  
5 min



University  
of South  
Florida  
5 min



Downtown  
Tampa  
25 min



Tampa  
International  
Airport (TPA)  
30 min

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**CALL FOR A TOUR!**

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