



# Office for Sale | 1,768 SF

## Asking Price: \$397,800

OFFERING MEMORANDUM | 1408 WEST LINEBAUGH AVENUE | TAMPA, FL

Exclusively Listed by

**Alex Lucke, CCIM - Commercial Director** | (727) 410-2896 | alexlucke@kwcommercial.com | #SL3351552

Each Office is Independently Owned and Operated  
[www.kwcommercial.com](http://www.kwcommercial.com)

**KW COMMERCIAL TAMPA PROPERTIES**  
5020 W Linebaugh Ave #100  
Tampa, FL 33624

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### Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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# 01

# Property Information

DISCLAIMER

EXECUTIVE SUMMARY

FLOOR PLAN

PROPERTY PHOTOS

SALE COMPS

# Disclaimer



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# Executive Summary



[Click for  
Video Tour](#)

## Property Overview

KW Commercial Tampa Properties is proud to present 1408 W. Linebaugh Avenue in Tampa, Florida, a 1,768 SF professional office building offered for sale in the established Forest Hills/North Tampa area.

Constructed in 1955 with masonry and stucco construction, the building sits on approximately 0.21 acres ( $\pm 9,147$  SF) and is zoned RO (Residential Office) in Hillsborough County. The property is well suited for professional and administrative office users seeking a standalone location that maintains compatibility with the surrounding residential neighborhood.

Located along a quieter two-lane portion of West Linebaugh Avenue, the property benefits from good street visibility and convenient accessibility while avoiding the congestion typical of major commercial corridors. The setting is ideal for medical, legal, counseling, accounting, insurance, or similar office users who value a professional presence with easy client access.

The site provides on-site parking and a manageable building size appropriate for an owner-occupant looking to control operating costs rather than lease space. Its central North Tampa location offers convenient connectivity to surrounding residential communities and nearby commercial services and amenities.

This offering presents an opportunity for an owner-user to acquire a functional standalone office property with neighborhood-compatible zoning and long-term operational flexibility in a mature Tampa submarket.

## Property Highlights

- 1,768 SF standalone professional office building
- Built in 1955 with masonry and stucco construction
- Situated on  $\pm 0.21$  acres (approximately 9,147 SF lot)
- Zoned RO (Residential Office) – Hillsborough County
- Well suited for medical, legal, counseling, insurance, or general professional office use (buyer to verify)
- Located on a quiet two-lane section of W. Linebaugh Ave with good street visibility and convenient access
- On-site parking and easy client accessibility
- Ideal owner-occupant opportunity as an alternative to leasing office space in the North Tampa/Forest Hills area

<b>Price:</b>	\$397,800
<b>Building SF:</b>	1,768
<b>Price / SF:</b>	\$225/ft
<b>Zoning:</b>	RO
<b>Occupancy:</b>	Vacant at closing
<b>Floors:</b>	1
<b>Lot Size:</b>	0.21 Acres
<b>Year Built:</b>	1955
<b>Parking:</b>	5-6 Spaces

# Floor Plan



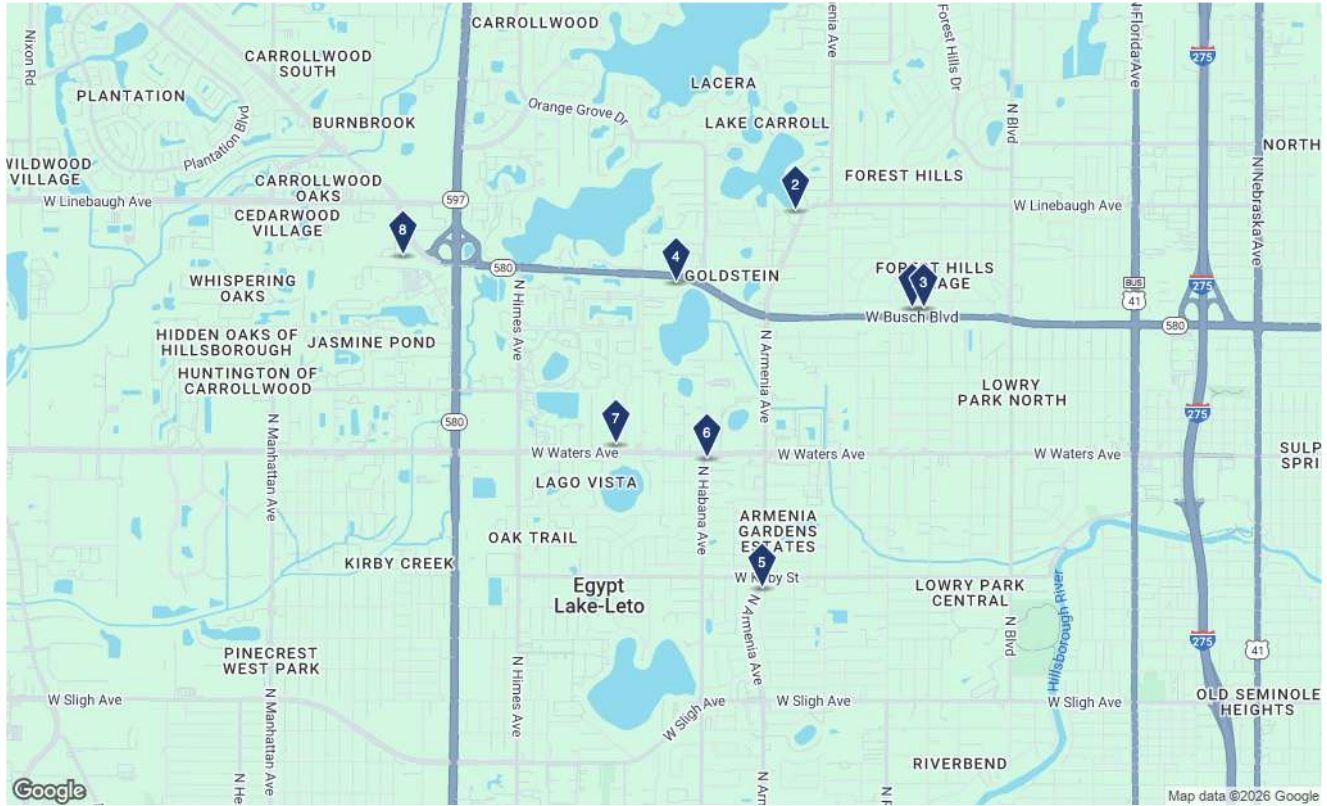
# Property Photos



# Property Photos



## Sale Comps Map & List Report



### Sale Comparables Summary Statistics


Sale Attributes	Low	Average	Median	High
Sale Price	\$400,000	\$666,875	\$595,000	\$1,030,000
Sale Price Per SF	\$206	\$287	\$279	\$417
Cap Rate	-	-	-	-
Land Price Per AC	\$1,833,333	\$4,183,657	\$4,321,075	\$12,200,000
Property Attributes	Low	Average	Median	High
Building SF	1,944 SF	2,321 SF	2,280 SF	3,000 SF
Year Built	1960	1980	1980	2003
Stories	1	1	1	2
Typical Floor SF	1,500 SF	2,133 SF	2,116 SF	2,552 SF
% Leased At Sale	0.0%	83.3%	100%	100%
Star Rating	☆☆☆☆ 0	★★★★☆ 2.1	★★★★☆ 2	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings

# Sale Comps



## Sale Comps List

	 <b>Property Name Address</b>	<b>Type</b>	<b>Built/Renovated</b>	<b>Size (% Leased)</b>	<b>Sale Date</b>	<b>Price</b>	<b>Cap Rate</b>
1	<a href="#">1417 W Busch Blvd Tampa, FL 33612</a>	Office	1980	2,175 SF (100%)	1/12/2026	\$550,000 (\$252.87/SF)	-
2	<a href="#">Building 3 9724 N Armenia Ave Tampa, FL 33612</a>	Office ★★★★☆	2003	2,056 SF (100%)	12/29/2025	\$560,000 (\$272.37/SF)	-
3	<a href="#">1401 W Busch Blvd Tampa, FL 33612</a>	Office ★★★★☆	1960/2005	1,944 SF (100%)	11/7/2025	\$400,000 (\$205.76/SF)	-
4	<a href="#">2902 Busch Lake Blvd Tampa, FL 33614</a>	Office ★★★★☆	1999	1,982 SF (100%)	10/20/2025	\$610,000 (\$307.77/SF)	-
5	<a href="#">7525 N Armenia Ave Tampa, FL 33604</a>	Office ★★★★☆	1961	2,552 SF (0%)	10/15/2025	\$750,000 (\$293.89/SF)	-
6	<a href="#">8319 N Habana Ave Tampa, FL 33614</a>	Office ★★★★☆	1975	2,385 SF (100%)	8/26/2025	\$580,000 (\$243.19/SF)	-
7	<a href="#">3205 W Waters Ave Tampa, FL 33614</a>	Office ★★★★☆	1979/1997	2,470 SF	7/15/2025	\$1,030,000 (\$417.00/SF)	-
8	<a href="#">One Carrollwood Pl 3808 Gunn Hwy Tampa, FL 33618</a>	Office ★★★★☆	1985/2015	3,000 SF	5/30/2025	\$855,000 (\$285.00/SF)	-



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We obtained the information above from sources believed to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. You and your tax and legal advisors should conduct your own investigation.



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# Sale Comps



1

## 1417 W Busch Blvd

Tampa, FL 33612 (Hillsborough County) - Northwest Tampa Submarket

☆☆☆☆☆  
Office

Sold	1/12/2026	Built	1980
Sale Price	\$550,000 (\$252.87/SF)	Land Area	0.30 AC/13,068 SF
RBA (% Leased)	2,175 SF (100%)	Sale Comp Status	Public Record
Price Status	Confirmed	Sale Comp ID	7486047



2

## 9724 N Armenia Ave - Building 3

Tampa, FL 33612 (Hillsborough County) - Northwest Tampa Submarket

★★★★☆  
Office

Sold	12/29/2025	Built	2003
Sale Price	\$560,000 (\$272.37/SF)	Land Area	0.05 AC/2,178 SF
RBA (% Leased)	2,056 SF (100%)	Sale Comp Status	Public Record
Price Status	Confirmed	Sale Comp ID	7467211



Type	Name	Location	Phone
Recorded Seller	Gmg1 Llc	Tampa, FL 33612	-

3

## 1401 W Busch Blvd

Tampa, FL 33612 (Hillsborough County) - Northwest Tampa Submarket

★★★★☆  
Office

Sold	11/7/2025	Built/Renovated	1960/2005
Sale Price	\$400,000 (\$205.76/SF)	Land Area	0.18 AC/7,841 SF
RBA (% Leased)	1,944 SF (100%)	Sale Comp Status	Public Record
Price Status	Confirmed	Sale Comp ID	7398360



4

## 2902 Busch Lake Blvd

Tampa, FL 33614 (Hillsborough County) - Northwest Tampa Submarket

★★★★☆  
Office

Sold	10/20/2025	Built	1999
Sale Price	\$610,000 (\$307.77/SF)	Land Area	0.05 AC/2,178 SF
RBA (% Leased)	1,982 SF (100%)	Sale Comp Status	Public Record
Price Status	Confirmed	Sale Comp ID	7379364



Type	Name	Location	Phone
Recorded Seller	Hillsborough Senior Care Inc	Brandon, FL 33511	-



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# Sale Comps



## 7525 N Armenia Ave

Tampa, FL 33604 (Hillsborough County) - Northwest Tampa Submarket

★★★★☆ Office

Sold	10/15/2025	Land Area	0.15 AC/6,534 SF
Sale Price	\$750,000 (\$293.89/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	2,552 SF (0%)	Sale Comp ID	7371966
Price Status	Confirmed	Parcel Numbers	A-27-28-18-3G3-A00000-00006
Built	1961	Sale Conditions	High Vacancy Property



Type	Name	Location	Phone
Recorded Buyer	Two Diamond Construction LLC	Tampa, FL 33618	-
True Buyer	Two Diamond Construction	Tampa, FL 33604	(813) 879-5448
Recorded Seller	Daily Nail Art Supply LLC	Tampa, FL 33604	(813) 573-0068
True Seller	Thien Vo	Tampa, FL 33614	(813) 573-0068



## 8319 N Habana Ave

Tampa, FL 33614 (Hillsborough County) - Northwest Tampa Submarket

★★★★☆ Office

Sold	8/26/2025	Land Area	0.18 AC/7,945 SF
Sale Price	\$580,000 (\$243.19/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	2,385 SF (100%)	Sale Comp ID	7339435
Price Status	Confirmed	Parcel Numbers	U-27-28-18-ZZZ-000000-9684
Built	1975		



Type	Name	Location	Phone
Recorded Buyer	Yordany Socarras	-	-
Recorded Seller	Zackary Group Holdings Llc	-	-



## 3205 W Waters Ave

Tampa, FL 33614 (Hillsborough County) - Northwest Tampa Submarket

★★★★☆ Office

Sold	7/15/2025	Land Area	0.28 AC/12,320 SF
Sale Price	\$1,030,000 (\$417.00/SF)	Sale Comp Status	Research Complete
RBA	2,470 SF	Sale Comp ID	7241163
Price Status	Confirmed	Parcel Numbers	U-22-28-18-159-000000-0000
Built/Renovated	1979/1997		



Type	Name	Location	Phone
Recorded Buyer	AGCP Holdings, LLC	Tampa, FL 33615	-
True Buyer	Cintha Perez Galvez	Tampa, FL 33615	(813) 408-0834
Recorded Seller	Makeway Tampa LLC	-	-
True Seller	Vue Orlando Realty	Windermere, FL 34786	(407) 770-9979



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# Sale Comps



## 3808 Gunn Hwy - One Carrollwood Pl

Tampa, FL 33618 (Hillsborough County) - Northwest Tampa Submarket

★★★★☆ Office

Sold	5/30/2025	Land Area	0.08 AC/3,485 SF
Sale Price	\$855,000 (\$285.00/SF)	Sale Comp Status	Research Complete
RBA	3,000 SF	Sale Comp ID	7192755
Price Status	Confirmed	Parcel Numbers	024173-3108
Built/Renovated	1985/2015		



Type	Name	Location	Phone
Recorded Buyer	Good Guys Real Estate Holdings LLC	Tampa, FL 33618	(765) 667-2387
True Buyer	Christopher Maxey	Tampa, FL 33618	(765) 667-2387
Recorded Seller	Warrior Pals Corporation	Tampa, FL 33634	(813) 263-7354
True Seller	Warrior Pals Corporation	Tampa, FL 33634	(813) 263-7354



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02

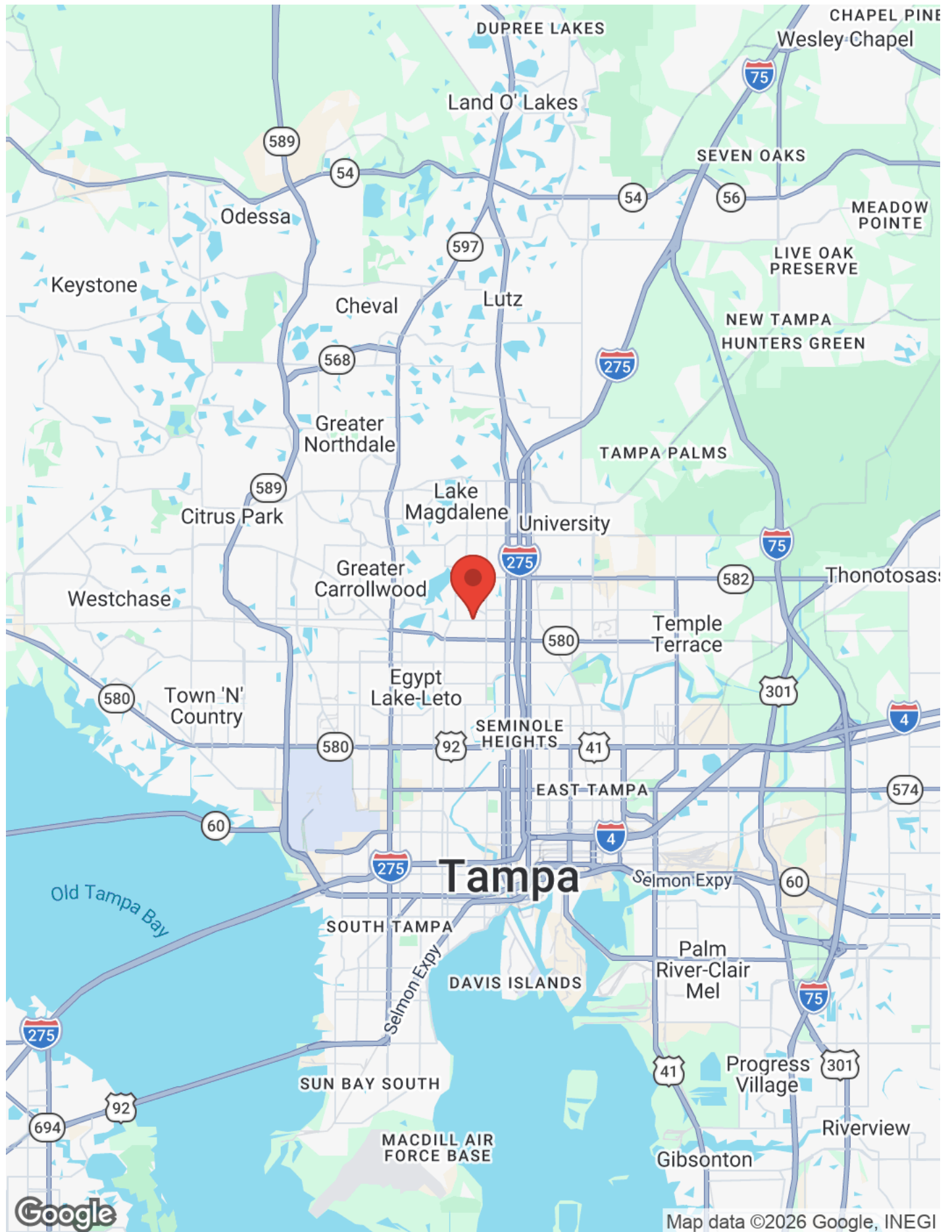
# Location Information

REGIONAL MAP

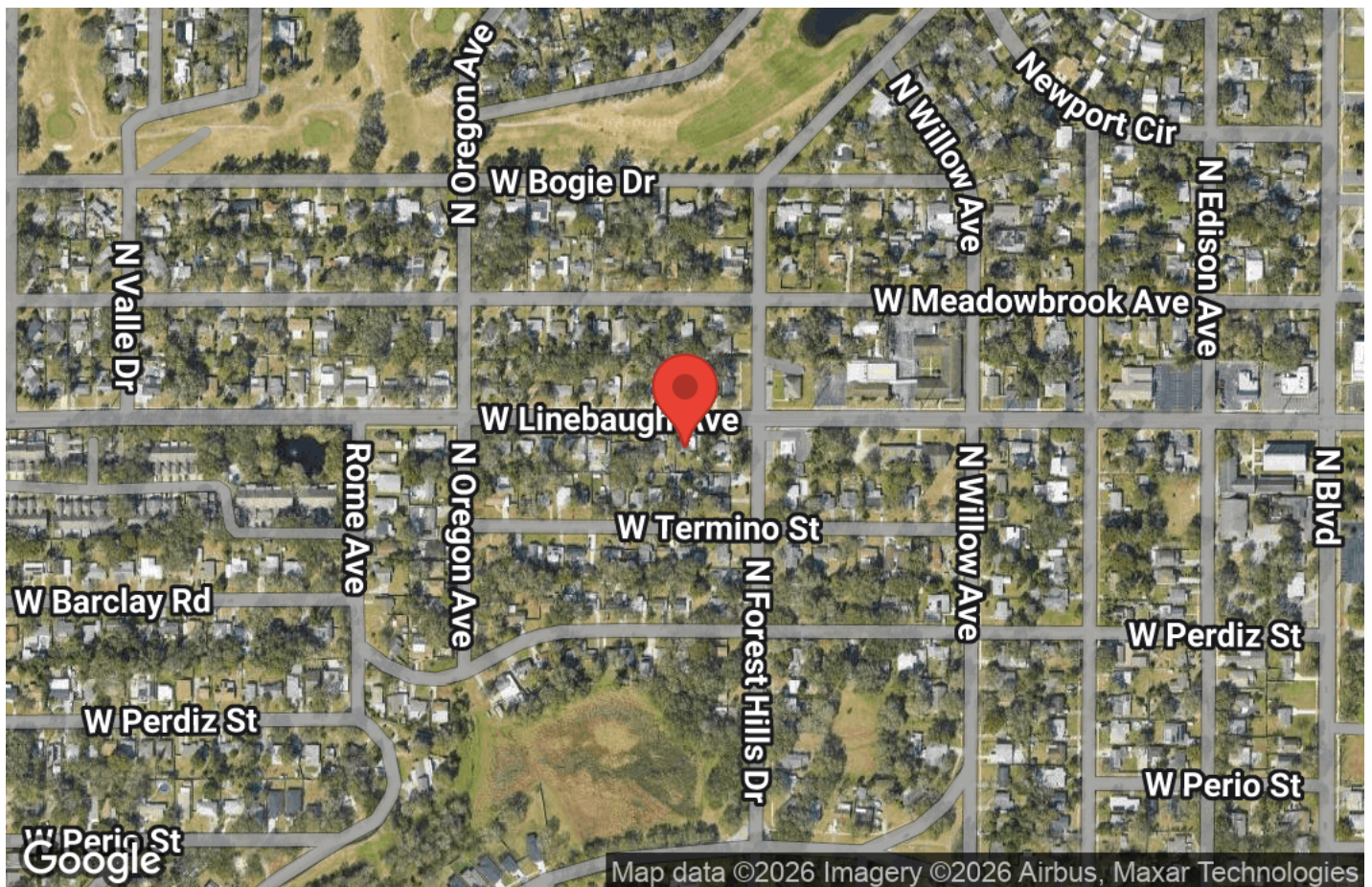
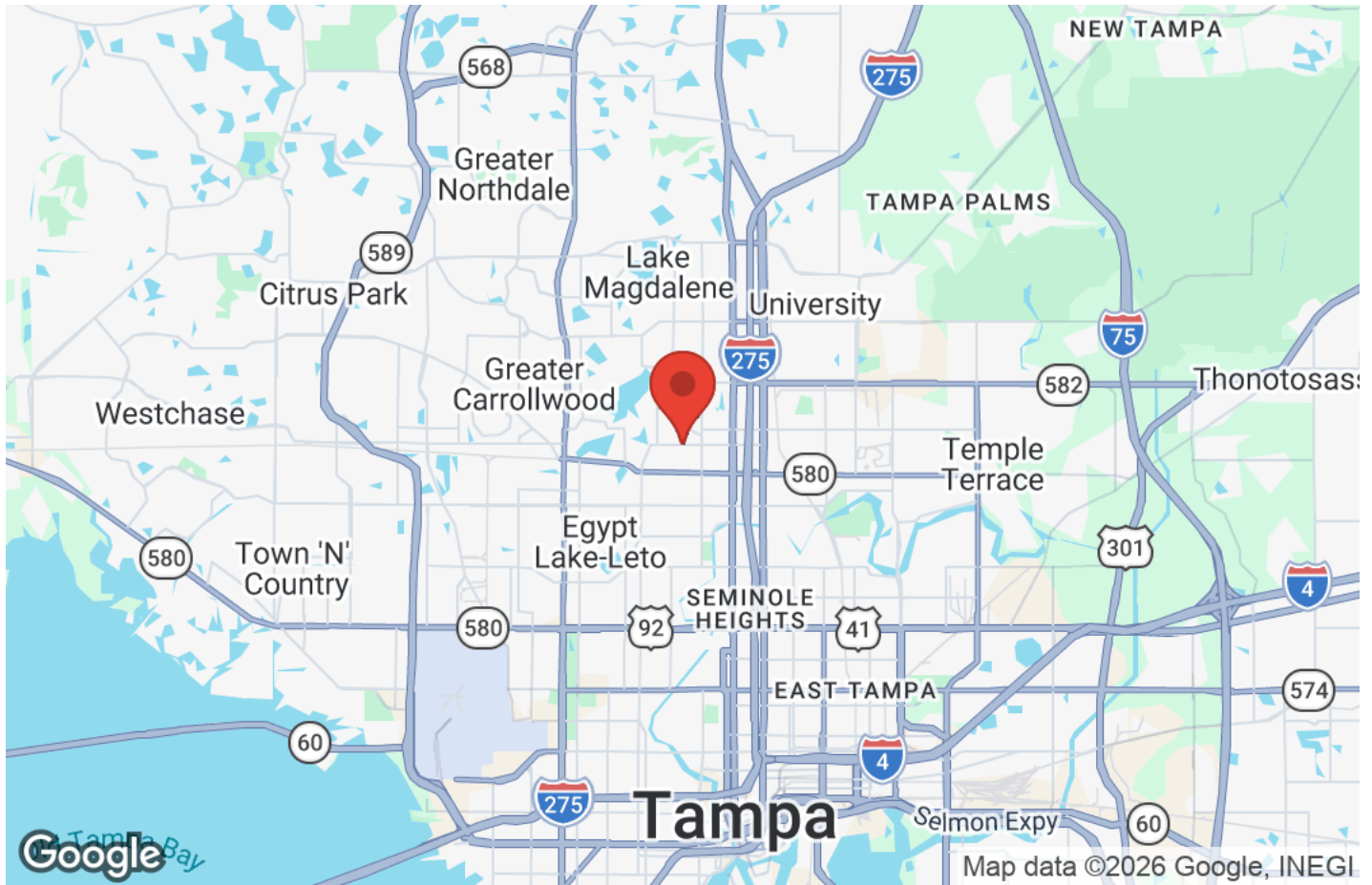
LOCATION MAPS

DEMOGRAPHICS

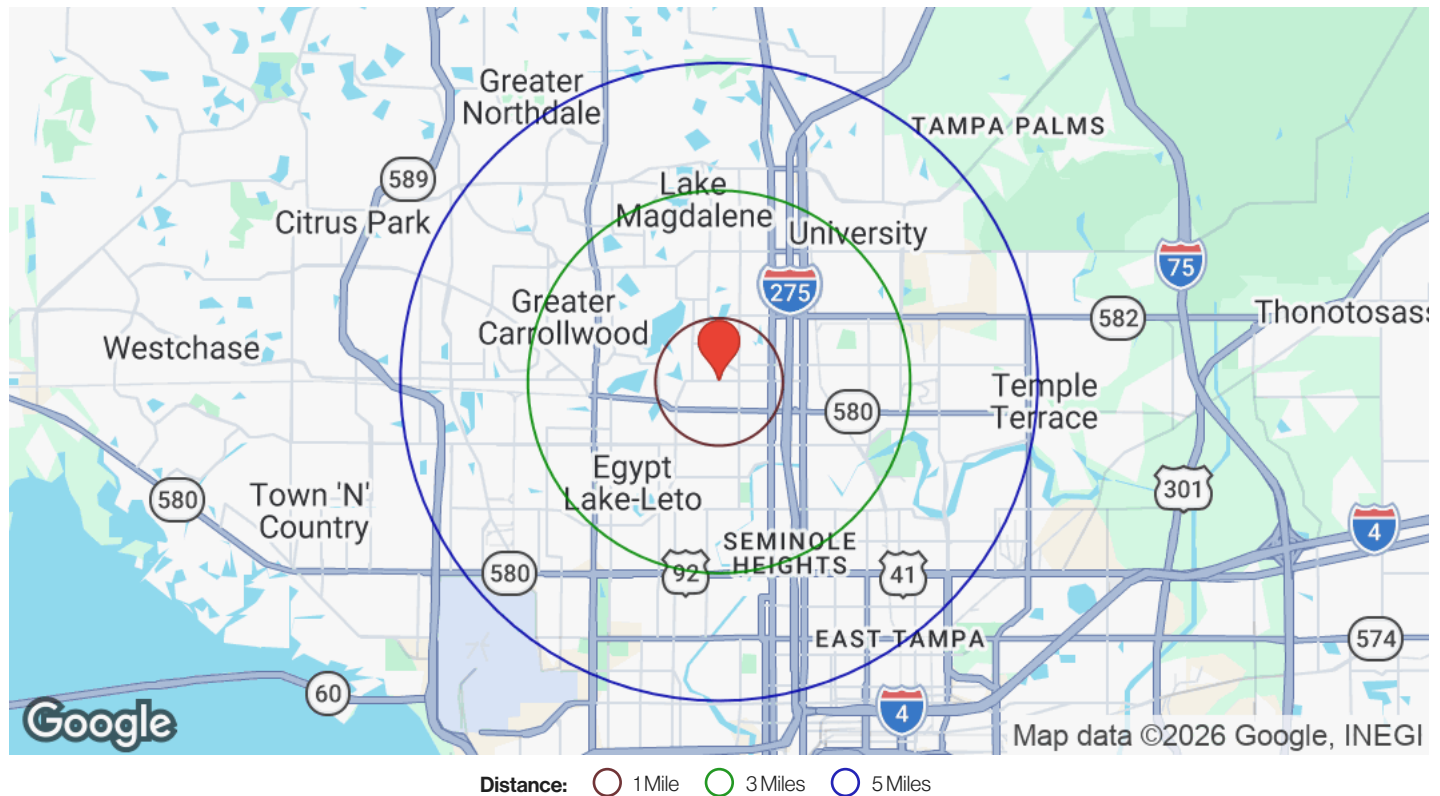
# Regional Map



# Location Maps



# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	7,033	68,759	174,548
	Female	7,279	69,744	169,273
	Total Population	14,312	138,503	343,821
Race / Ethnicity	White	5,613	47,105	119,443
	Black	1,710	27,950	78,116
	Am In/AK Nat	13	166	413
	Hawaiian	1	42	138
	Hispanic	6,024	56,011	124,669
	Asian	645	4,446	13,375
	Multiracial	278	2,507	6,292
	Other	29	291	1,444
Housing	Total Units	6,416	60,461	148,490
	Occupied	5,973	56,176	138,249
	Owner Occupied	3,271	25,501	61,284
	Renter Occupied	2,702	30,675	76,965
	Vacant	443	4,285	10,241
Age	Ages 0 - 14	2,284	23,661	55,613
	Ages 15 - 24	1,641	16,667	54,697
	Ages 25 - 54	6,374	61,337	145,233
	Ages 55 - 64	1,865	17,130	39,727
	Ages 65+	2,149	19,707	48,551
Income	Median	\$69,596	\$58,835	\$59,628
	Under \$15k	525	7,318	17,570
	\$15k - \$25k	529	4,660	11,005
	\$25k - \$35k	353	5,213	12,311
	\$35k - \$50k	642	7,148	18,232
	\$50k - \$75k	1,203	9,712	23,937
	\$75k - \$100k	1,060	7,545	18,343
	\$100k - \$150k	859	7,031	17,742
	\$150k - \$200k	451	3,627	8,629
	Over \$200k	352	3,922	10,482

A faint, light gray architectural line drawing of modern buildings with various rectangular volumes and windows, serving as a background for the page.

# 03

## Agent Profile

PROFESSIONAL BIO

# Professional Bio



**ALEX LUCKE, CCIM**

Commercial Director

[alexlucke@kwcommercial.com](mailto:alexlucke@kwcommercial.com)

**Direct:** (727) 410-2896 | **Cell:** (727) 410-2896

#SL3351552

Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

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