

FOR SALE



- New Construction: Free Standing 2,500 sf building for sale
- Building is under construction and modifications can potentially be made to finishes and/or floor plan
- Functional design includes Six (6) private offices, great open work area, 2 restrooms and staff breakroom
- Featuring new and modern finishes throughout with 10 (ten) foot ceilings, recessed lighting, and brand new A/C unit
- Lots of windows provide the property with bright, inviting atmosphere
- Tired of Renting? Rare opportunity to purchase a property and Own instead of Lease!

23059 Tabak Lane | Land O Lakes, FL 34639

Price | \$700,000

Collier Professional Park

Heidi Tuttle-Beisner, CCIM

Broker/Owner

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cap-realty.com



**COMMERCIAL ASSET
PARTNERS**

PROPERTY SPECIFICATIONS

Address: 23059 Tabak Lane
Land O Lakes, FL 34639

County: Pasco/Northern Tampa Bay

Use: Medical/Office/Institution

Available Space: 2,500 sf

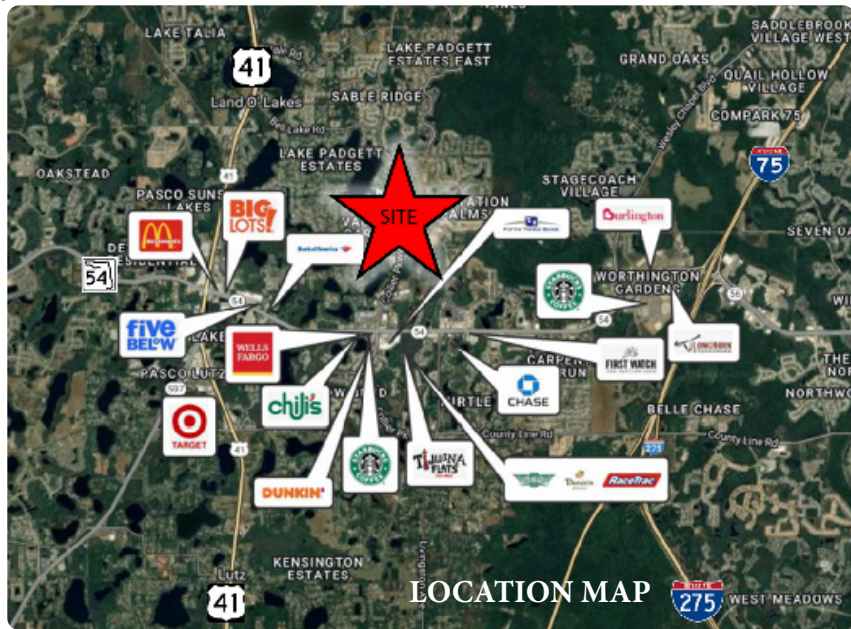
Year Built: New Construction - 2025

Zoning: C1

Utilities: Pasco County - Water/Sewer
Duke Energy - Electric
TECO - Natural Gas



Demographics | 10 Miles



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This information is believed to be accurate. Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



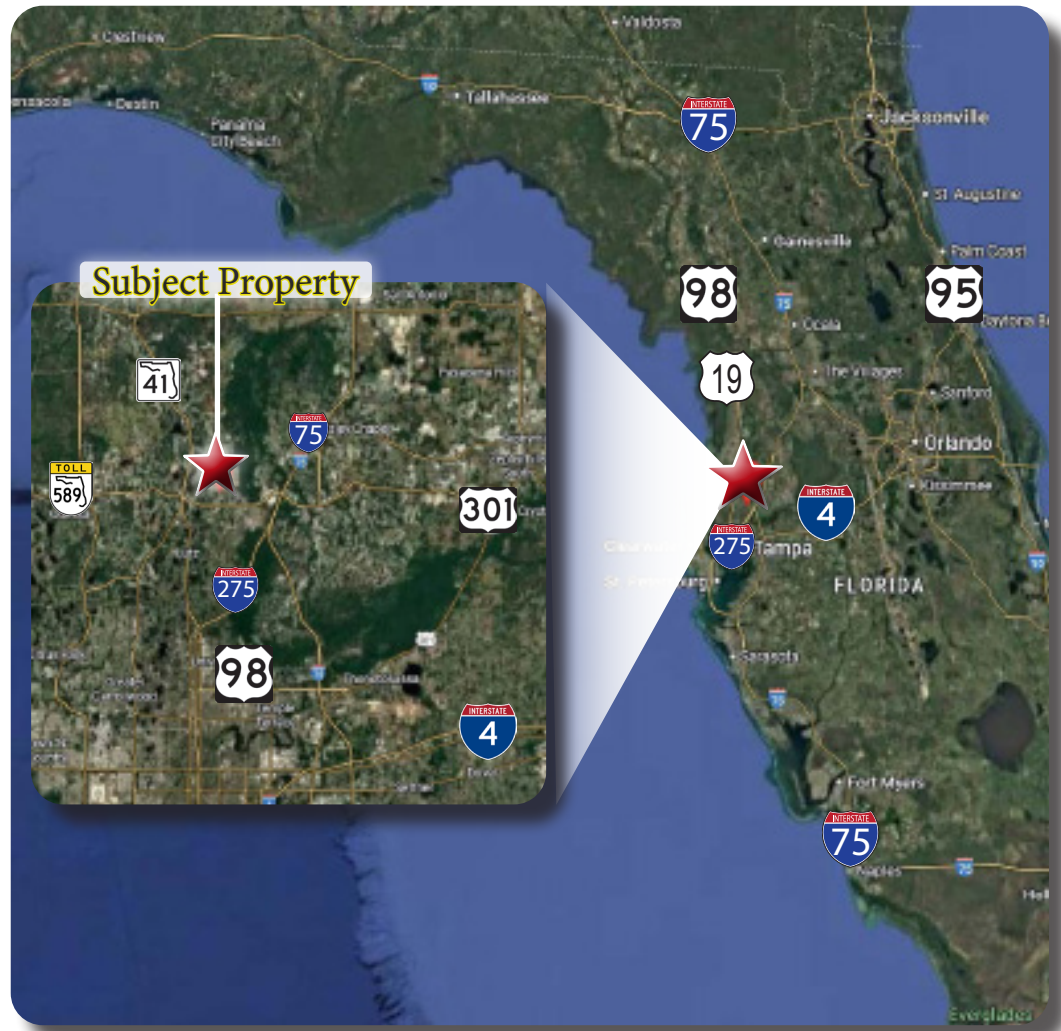
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LOCATION SUMMARY

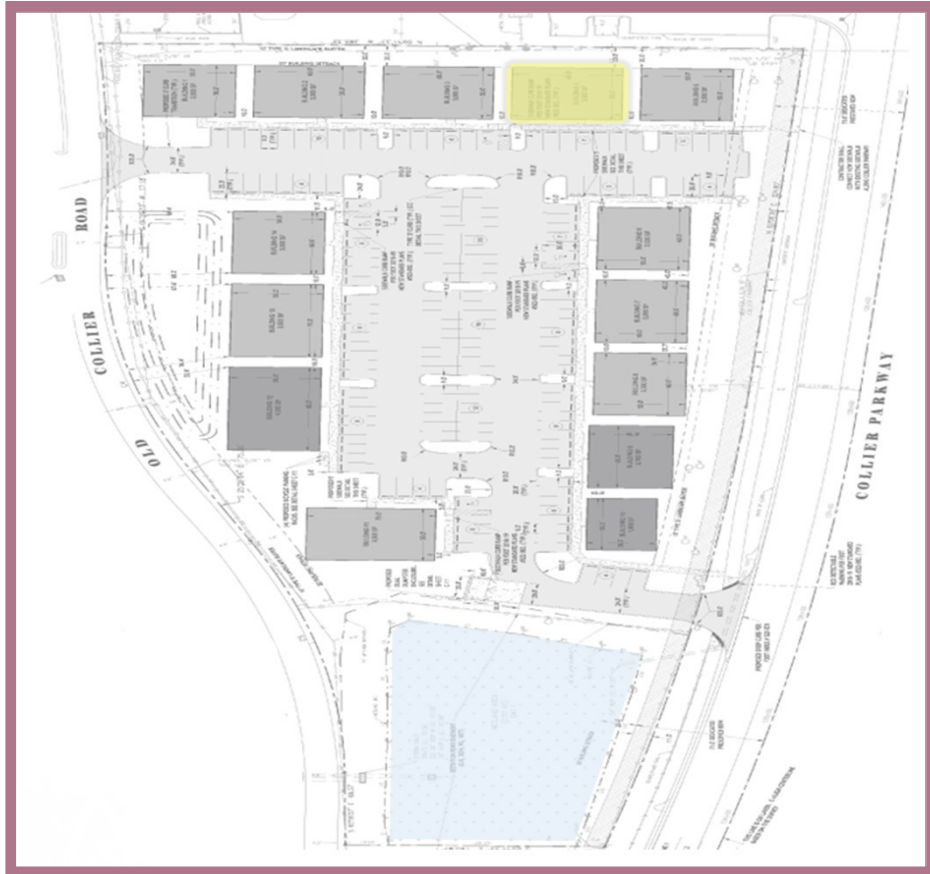
The site is beautifully located on the west side of Collier close to amenities of Pasco County and the rapidly growing retail area at State Road 56 and I-75. The explosive growth in this area of Greater Tampa Bay on the Gulf Coast of Florida is indicative of how your business is set up to be prosperous.

- 25 miles to Tampa International Airport
- 30 miles to University of South Florida
- Direct connectivity to Tampa, Pasco County, and the broader Tampa Bay region
- Healthcare facilities nearby
 - Florida Hospital Zephyrhills
 - AdventHealth Wesley Chapel
 - Baycare Health
- Benefits from ongoing infrastructure improvements and regional investment
- Located in a thriving commercial corridor with strong demographics



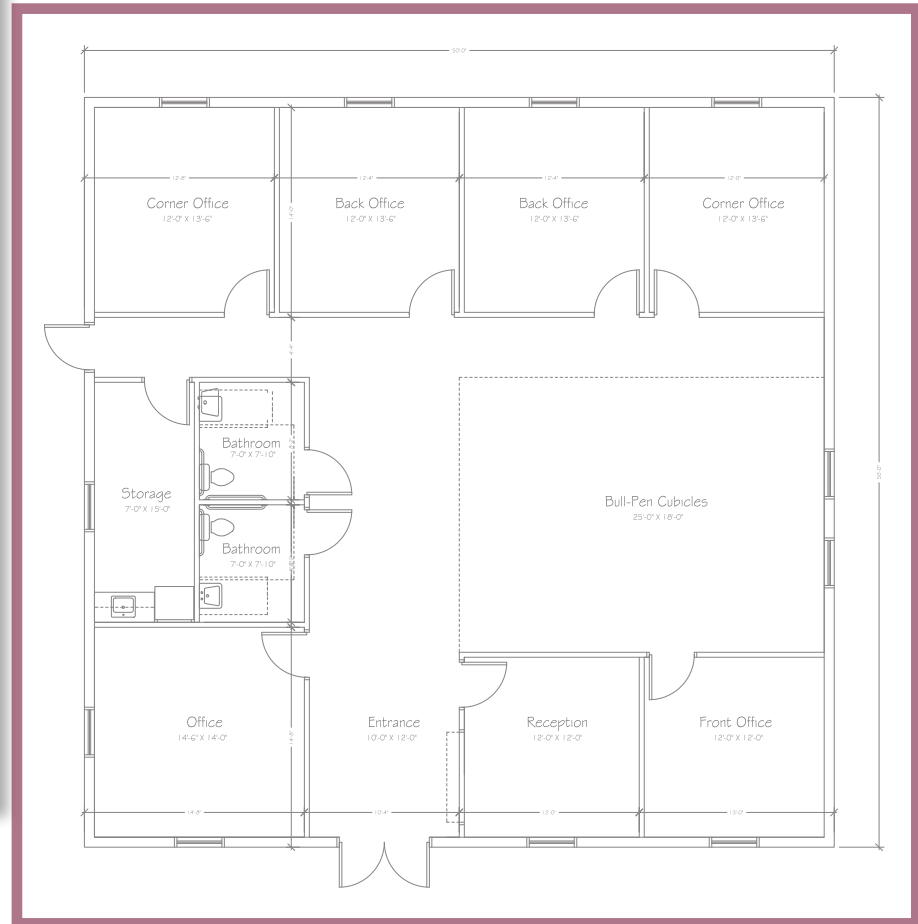
SITE PLAN

Collier Professional Park



FLOOR PLAN

Building | 2,500 sf



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