

Hudson Medical Office Condo For Sale – 1,380SF | \$179,000

7414 Community Court, Hudson, FL 34667



**Next To HCA
Bayonet Point**

Lobby & Reception Area
Five Private Offices
Two Bathrooms
Dual Entrances

FHR
COMMERCIAL
SALES LEASING INVESTMENTS
A DIVISION OF FUTURE HOME REALTY

Property Overview

FHR Commercial is pleased to present an excellent opportunity to purchase within the Windsor Woods Professional Center located near HCA Bayonet Point off of Fivay Road. The turn-key, medical office condo features ample parking, diverse tenant mix, and is located across from the Ekos Bayonet Point Assisted Living Facility that is currently constructing 360 units.

- Seller Asking \$179,000 As-Is
- 1,380SF Of Office Space Available
- Seven Total Units In A Shared Condo Building
- Over 75 Parking Spaces Available On-Site
- Five Private Offices With Reception & Lobby
- ADA Bathroom & Private Bathroom
- Condo Marquee Signage Available

This unit would be perfect for a small medical practice or professional business wanting to take advantage of the local medical community. Available also for leasing at \$12/SF+ NNN (\$4.50/SF CAM) for interested parties.





Exterior Photos





Interior Photos



Demographics

Hudson, FL



12,500+ AADT

Fivay Road

15,000+

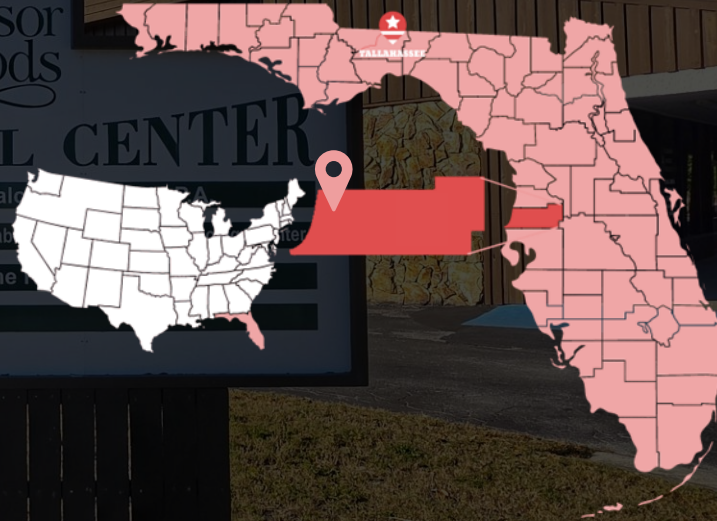
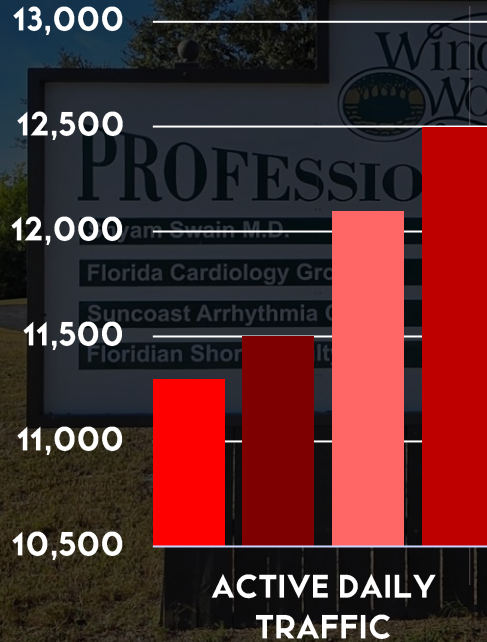
Households

\$258,500+

Average Home Price

64

Median Age



34,500+

34667 ZIP Codes Population

\$74,500+

Avg. Household Income

■ 2021 ■ 2022 ■ 2023 ■ 2024

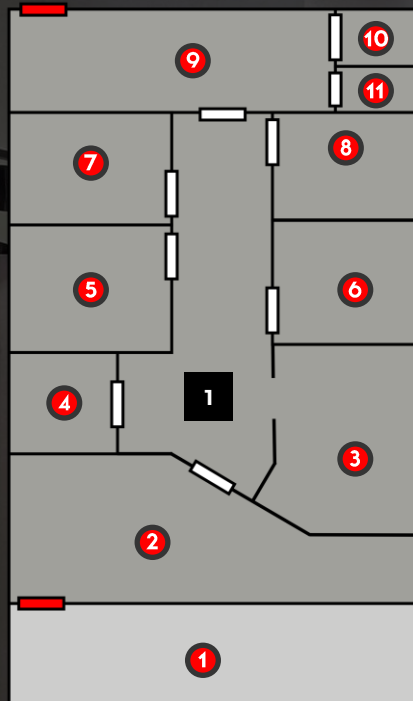
*Information provided by Melissa Lookups, FDOT & US 2020 Census data

Property Card

LAND INFORMATION	PARKING LOT INFORMATION
# Of Acres: 0.036	Total Designated Parking Spaces: 75+ (Shared With Condo Units)
BUILDING INFORMATION	ZONING INFORMATION
Year Built: 1983	Classification: Pasco County MF2-19000 (Commercial Condo Code)
Exterior Wall: Concrete Block	TAX INFORMATION
Total Square Footage: 1,380 SF	Estimated Property Taxes At \$179,000 Purchase Price: \$3,105.23
Canopy: Yes (Additional 184 SF)	Parcel Number: 34-24-16-0200-00100-0020
Pylon/Marquee: Yes	Address: 7414 Community Court, Hudson, FL 34667

*Information provided by Pasco County Property Appraiser.

Site Plan



01 7414 Community Court

1. Front Canopy
2. Lobby
3. Reception
4. ADA Bathroom
5. Exam Room #1
6. Exam Room #2
7. Exam Room #3
8. Exam Room #4
9. Physicians Exam Room
10. Non-ADA Room
11. Storage Closet

*Approximate Site Plan

Property Contacts



James Bailey, Realtor

FHR Commercial, a division of Future Home Realty Inc., is based out of Tampa Bay Area of Florida. James Bailey is a Leasing & Sales Agent working with FHR Commercial since 2020.

All information provided is approximate with digital altered images included. All prospective tenants are encourage to perform their own due diligence prior to leasing. Traffic, demographic, and property information provided through the U.S. Census, Florida Department of Transportation, Melissa Lookups and the Pasco County Property Appraiser records.

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