

**FOR SALE**  
**4 INDUSTRIAL BUILDING – DREW PARK**  
**\$4,260,000**



**PROPERTY INFORMATION:**

**Total Bldg SF:** 23,765

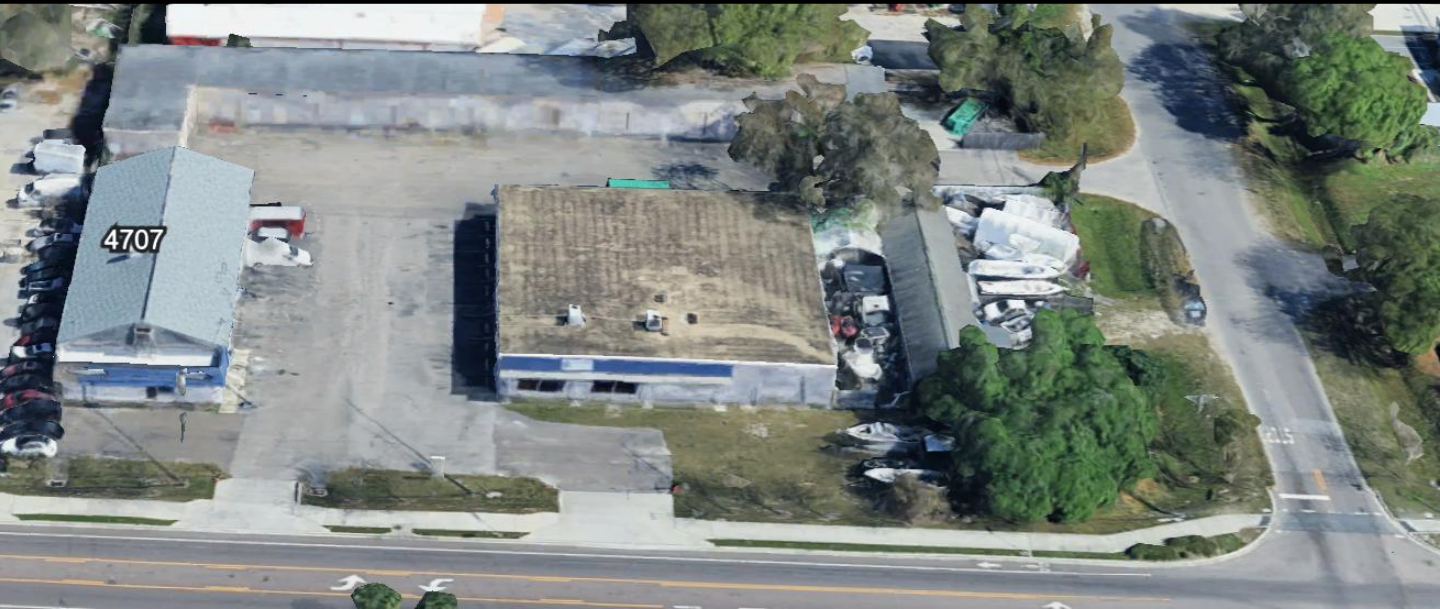
**Total Land SF:** 69,600 (1.6 Acres)

**Zoning:** IG

**Misc.:** 4705 N. Lois has a new roof and two new 5-ton AC units.  
4707 N. Lois has a new roof and a new AC unit.

**LEASES:** All current leases are month-to-month. See potential rental rates (attached analysis)

**PMM:** Seller will hold an 80% PMM on Folio #107888.0000 & 107887.0000.  
**This is a requirement of the sale.**



**Ray Ploucher, CCIM**      **Licensed Real Estate Broker**

REAL ESTATE ADVISORY CORP. – TAMPA

813-637-8888 Office; 813-774-1788 Mobile:

[rayploucher@reactampa.com](mailto:rayploucher@reactampa.com)

Note: Every effort has been made to provide accurate information, however Real Estate Advisory Corp. –Tampa makes no representations, guarantees, or warranties of any kind, expressed or implied regarding the information contained herein.

**A****4109 W. Cayuga Street****Gallar Properties III LLC**

Folio 107890.0000

Building SF: 2,121

Land SF: 13,600

Zoning: IG

Built in 1944 (21'X101')

Construction: CB/Wood Truss/Shingle Roof/ 8' height

**B****4705 N. Lois Ave****Ganes of Drew Park, Inc.**

Folio 107888.0000

Building SF: 8,976

Land SF: 23,800

Zoning: IG

Built in 1976

NOTE: New Roof and 2 New 5 Ton AC's

Construction: CB/Frame Barjoist/New Roof/ 12' height

**C****4705 N. Lois Ave (back building)****Gallar Properties V LLC**

Folio 107887.5000

Building SF: 7,920

Land SF: 20,300

Zoning: IG

Built in 1975 (30'X240')

Construction: CB/Frame Barjoist/New Roof/ 12' height

**D****4707 N. Lois Ave****Gallar Properties II LLC**

Folio 107887.0000

Building SF: 4,748

Land SF: 11,900

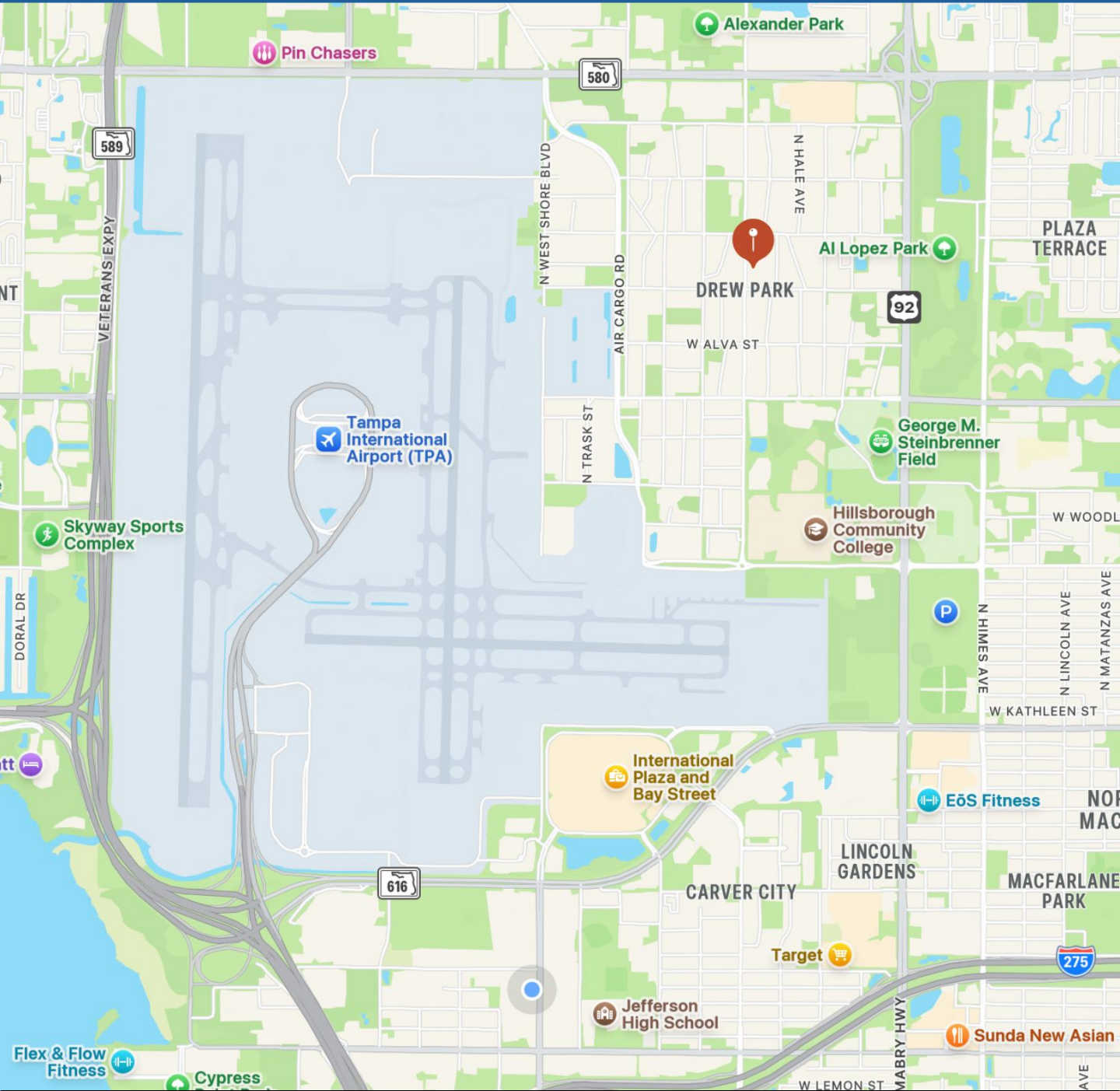
Zoning: IG

Built in 1962

NOTE: New Roof and 2 New AC Unit

Construction: CB/Wood Truss/Asphalt Roof/ 12' height

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**\$4,250,000**



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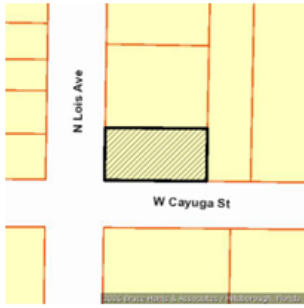
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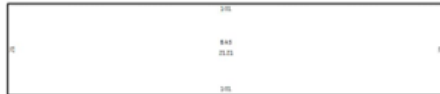
Owner Information	
Owner Name	GALLAR PROPERTIES III LLC
Mailing Address	319 N PARSONS AVE SEFFNER, FL 33584-3537
Site Address	4109 W CAYUGA ST. TAMPA
PIN	A-04-29-18-3IP-000018-00017.0
Folio	107890-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	TA - TAMPA
Property Use	4830 WAREHOUSE C
Plat Book/Page	29/70
Neighborhood	207003.00   Drew Park Area
Subdivision	3IP   DREW PARK RE PLAT OF

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$285,300	\$244,350	\$0	\$244,350
Public Schools	\$285,300	\$285,300	\$0	\$285,300
Municipal	\$285,300	\$244,350	\$0	\$244,350
Other Districts	\$285,300	\$244,350	\$0	\$244,350

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
15914 / 0553	2005595951	12	2005	WD	Unqualified	Improved	\$100
15914 / 0549	2005595950	12	2005	TR	Unqualified	Improved	\$100
10658 / 1767	2001073949	02	2001	WD	Unqualified	Improved	\$100
7477 / 0040	94193245	08	1994	WD	Unqualified	Improved	\$50,000
1605 / 0033		12	1950		Unqualified		\$100

Building Information		
Building 1		
Type	84   WRHSE - STORAGE	
Year Built	1944	
Building 1 Construction Details		
Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	5	Concrete Block
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	2	Central
Plumbing	2	Below Average
Condition	2	Fair
Stories	1.0	
Units	1.0	
Wall Height	8.00	

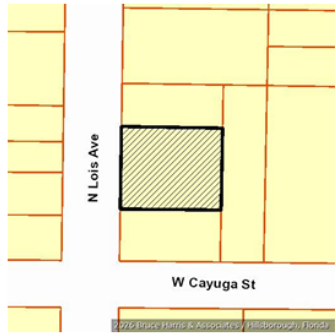


Building 1 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	2,121	2,121	\$39,120
<b>Totals</b>	<b>2,121</b>	<b>2,121</b>	<b>\$39,120</b>

Land Information							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
DP9C	Drew Park Class 9.75	IG	0.0	0.0	SF   SQUARE FEET	13,600.00	\$205,360

**Legal Description**  
DREW PARK RE PLAT OF LOT 17 BLOCK 18

B

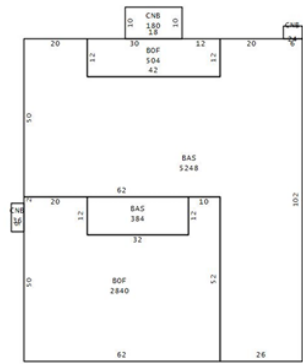


Owner Information	
Owner Name	GANES OF DREW PARK INC
Mailing Address	319 N PARSONS AVE SEFFNER, FL 33584-3537
Site Address	4705 N LOIS AVE, TAMPA
PIN	A-04-29-18-3IP-000018-00015.0
Folio	107888-0000
Prior PIN	
Prior Folio	107888-0000
Tax District	TA - TAMPA
Property Use	4103 LIGHT MFG C
Plat Book/Page	29/70
Neighborhood	207003.00   Drew Park Area
Subdivision	3IP   DREW PARK RE PLAT OF

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$811,200	\$777,729	\$0	\$777,729
Public Schools	\$811,200	\$811,200	\$0	\$811,200
Municipal	\$811,200	\$777,729	\$0	\$777,729
Other Districts	\$811,200	\$777,729	\$0	\$777,729

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Building Information		
Building 1		
Type	80   MFG LIGHT	
Year Built	1976	
Building 1 Construction Details		
Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	5	Concrete Block
Exterior Wall	7	Masonry Frm: Stucco
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	BitUp Tar & Gravel
Interior Walls	5	Drywall
Interior Flooring	2	Concrete Finished
Heat/AC	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	12.00	

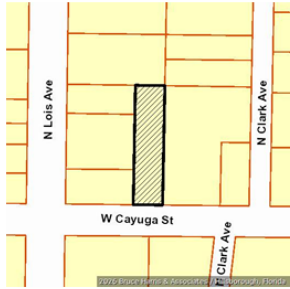


Building 1 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	384	384	\$8,450
BAS	5,248	5,248	\$115,490
BOF	2,840	2,840	\$99,997
BOF	504	504	\$17,737
CNB	180		\$396
CNB	24		\$44
CNB	36		\$88
<b>Totals</b>	<b>9,216</b>	<b>8,976</b>	<b>\$242,202</b>

Extra Features							
OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	1	1976	0	0	4,572.00	\$6,394

Land Information							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
DP9C	Drew Park Class 9.75	IG	0.0	0.0	SF   SQUARE FEET	23,800.00	\$359,380

**Legal Description**  
DREW PARK RE PLAT OF LOT 15 LESS E 70 FT AND LOT 16 BLOCK 18



Owner Information	
Owner Name	GALLAR PROPERTIES V LLC
Mailing Address	319 N PARSONS AVE SEFFNER, FL 33584-3537
Site Address	4705 N LOIS AVE, TAMPA
PIN	A-04-29-18-3IP-000018-00018.0
Folio	107887-5000
Prior PIN	
Prior Folio	107887-0000
Tax District	TA - TAMPA
Property Use	4893 MINI WARE C
Plat Book/Page	29/70
Neighborhood	207003.00   Drew Park Area
Subdivision	3IP   DREW PARK RE PLAT OF

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$566,700	\$566,700	\$0	\$566,700
Public Schools	\$566,700	\$566,700	\$0	\$566,700
Municipal	\$566,700	\$566,700	\$0	\$566,700
Other Districts	\$566,700	\$566,700	\$0	\$566,700

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
15914 / 0546	2005595949	12	2005	WD	Unqualified	Improved	\$100
15914 / 0542	2005595948	12	2005	TR	Unqualified	Improved	\$100
10658 / 1770	2001073950	02	2001	WD	Unqualified	Improved	\$100
3468 / 1664		01	1979	QC	Unqualified	Improved	\$100
2961 / 1678		01	1974		Unqualified		\$100

Building Information		
Building 1		
Type	83	WRHSE MINI
Year Built	1975	
Building 1 Construction Details		
Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	5	Concrete Block
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	12	Rubber or Plastic
Interior Walls	1	Masonry or Minimum
Interior Flooring	3	Concrete Above Grade
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	10.0	
Wall Height	12.00	



Building 1 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	7,920	7,920	\$129,730
<b>Totals</b>	<b>7,920</b>	<b>7,920</b>	<b>\$129,730</b>

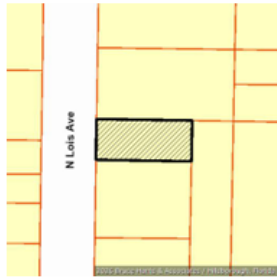
Extra Features							
OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	1	1975	0	0	10,185.00	\$11,305
0060	CONCRETE PAVEMENT	0	2005	0	0	675.00	\$4,070

Land Information							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
DP9C	Drew Park Class 9.75	IG	0.0	0.0	SF   SQUARE FEET	20,300.00	\$306,530

**Legal Description**  
DREW PARK RE PLAT OF LOT 18 AND E 70 FT OF LOTS 14 AND 15 BLOCK 18

D

Folio: 107887-0000



Owner Information	
Owner Name	GALLAR PROPERTIES II LLC
Mailing Address	319 N PARSONS AVE SEFFNER, FL 33584-3537
Site Address	4707 N LOIS AVE, TAMPA
PIN	A-04-29-18-3IP-000018-00014.0
Folio	107887-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	TA - TAMPA
Property Use	2503 SERV SHOP C
Plat Book/Page	29/70
Neighborhood	207003.00   Drew Park Area
Subdivision	3IP   DREW PARK RE PLAT OF

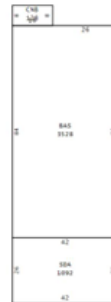
Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$353,500	\$332,049	\$0	\$332,049
Public Schools	\$353,500	\$353,500	\$0	\$353,500
Municipal	\$353,500	\$332,049	\$0	\$332,049
Other Districts	\$353,500	\$332,049	\$0	\$332,049

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
15914 / 0556	2005595952	12	2005	WD	Unqualified	Improved	\$100
15794 / 0823	2005545039	11	2005	QC	Unqualified	Improved	\$100

Building Information	
Building 1	
Type	67   SERVICE/REPAIR SHOP
Year Built	1962

Building 1 Construction Details		
Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	5	Concrete Block
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	12.00	



Building 1 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	3,528	3,528	\$68,373
CNB	128		\$252
SDA	1,092	1,092	\$39,148
<b>Totals</b>	<b>4,748</b>	<b>4,620</b>	<b>\$107,773</b>

Extra Features							
OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	1	1962	0	0	4,352.00	\$4,831
0060	CONCRETE PAVEMENT	1	2008	0	0	130.00	\$501

Land Information							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
DP9C	Drew Park Class 9.75	IG	0.0	0.0	SF   SQUARE FEET	11,900.00	\$179,690

**Legal Description**  
DREW PARK RE PLAT OF LOT 14 LESS E 70 FT BLOCK 18