

720 BROOKER CREEK BLVD

OLDSMAR, FL 34677 | MLS #: T2792325

\$649,000 | 4 OFFICES BEDS | 2 BATHROOMS BATHROOMS | PARKING LOT | 6,478 SQUARE FEET



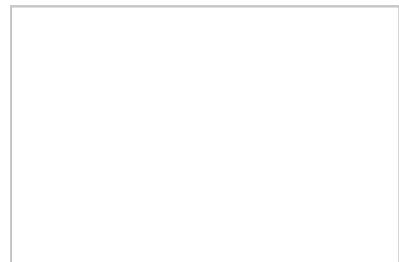
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7.5% Cap Rate. Ready for end user or investor. Class "A" Industrial Condo within the Brooker Creek Corporate Center, comprised of a 4,000 square foot light manufacturing / warehouse and two story offices. Warehouse measures 40' x 100', 24' ceiling height, two bays (1 dock high and 1 ground level ramp). High overhead doors.

First floor office features large open area / flex space, private office or conference room, kitchen area, and bathroom. Second floor office also has large open area / flex space, three large executive offices, and a full custom bathroom with shower.

CAM: \$12,240; Property Taxes: \$9,167; CAM includes the entire building shell; Insurance on the building (seller does not pay a separate insurance policy); Janitorial in common areas; water; trash removal; and ground maintenance. Unit is being offered at a 7.5% CAP Rate based on the market rental rates. Located within the Brooker Creek Corporate Center in Oldsmar, North of Hillsborough Avenue, O...



- 6,478 SqFt Warehouse / Office Condo
- Zoned for Light Manufacturing
- 40' x 100' Warehouse w/ 24' Ceiling
- 1 Dock High Bay / 1 Grade Level High Bay
- 2 Story Office
- Two Large Flex Space Rooms
- 4 Executive Offices
- CAM Includes Building Shell



AGENT INFORMATION

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ABOUT JOHN SULLIVAN

Buying and Selling a home is a business venture... we must treat it like one.

TAM-BAY REALTY is a full service real estate brokerage working with buyers and sells across Tampa Bay to achieve their real estate goals.

□ □ Disclaimer: All information deemed reliable but not guaranteed.