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A REAL ESTATE COMPANY



FOR SALE

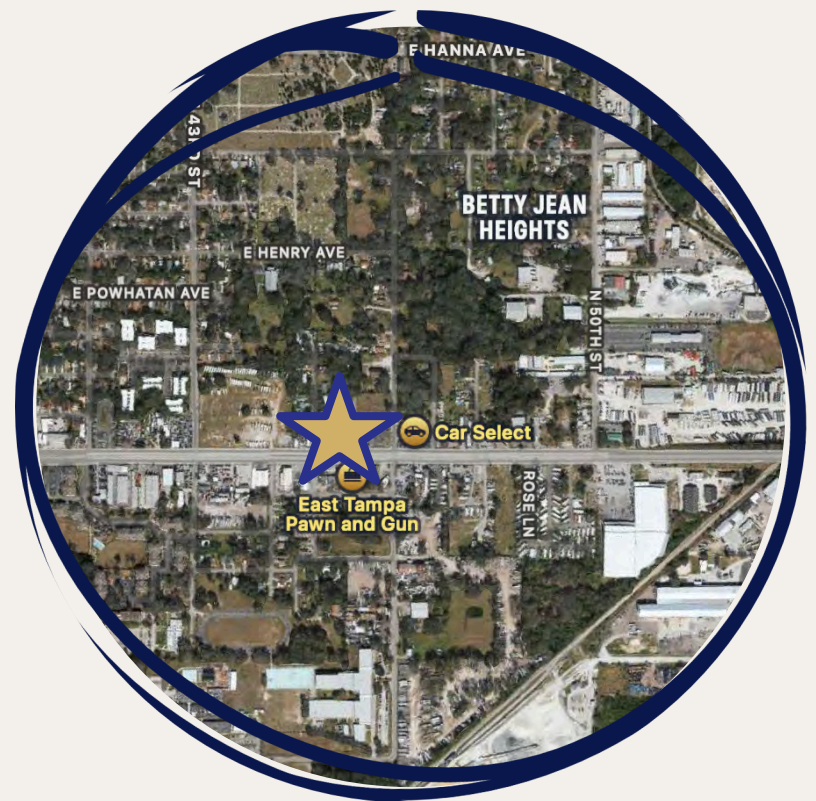
# RARE TAMPA WAREHOUSE

30,000 SF Gross / \$5,500,000

4504 E HILLSBOROUGH,  
TAMPA FL 33610

## PROPERTY HIGHLIGHTS

- **Asking Price:** \$4.5M
- **Assumable Loan:** \$2.1M
- **Loan Terms:** 4 years remaining (1 year completed)
- **Owner Financing:** Seller-approved assumption of \$2.1M debt, with the balance due in cash. The assumable loan carries a 5% rate for the next 2 years, followed by 5.5% for an additional 2-year extension.
- **Turnkey Ready:** No capital improvements or additional investment required to meet tenant needs.



ASKING PRICE: \$4,500,000



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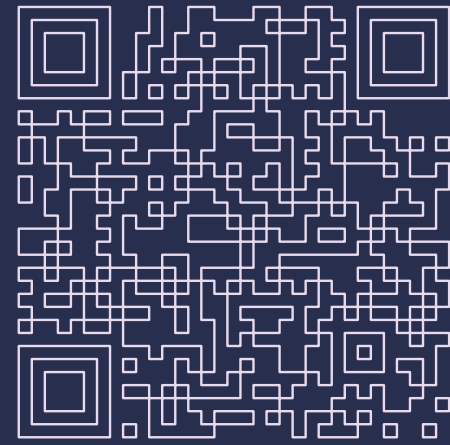
# SHOWROOM FACILITY

**Building Size:** 30,000 SF

**Lot Size:** 1.30 AC

- **Year Built:** 1952
- **Construction:** Masonry
- **Power Supply:** Phase: 3
- **Zoning:** CI - Commercial Intensive - wide range of intense commercial: retail, auto dealerships, large-scale services, wholesale, warehouse, entertainment, etc.
- **Location:** Major and excellent location.
- Prominent direct frontage on E Hillsborough Ave (US92). Perfect for a tenant signage exposure. CI zoning allows auto dealership/ licensing and related uses, gym user, appliance storage and showroom, contractor storage and showroom.
- Accessibility to paved courtyard space that allows easy transfer of stored goods to showroom floor area.
- **DISCLAIMER:** The warehouse has been completely renovated with new bathrooms and more / More than \$300,000.00 worth of works have just been completed and paid in cash by the seller.

## VIDEO WALKTHROUGH



Use of space from one of the current tenants.

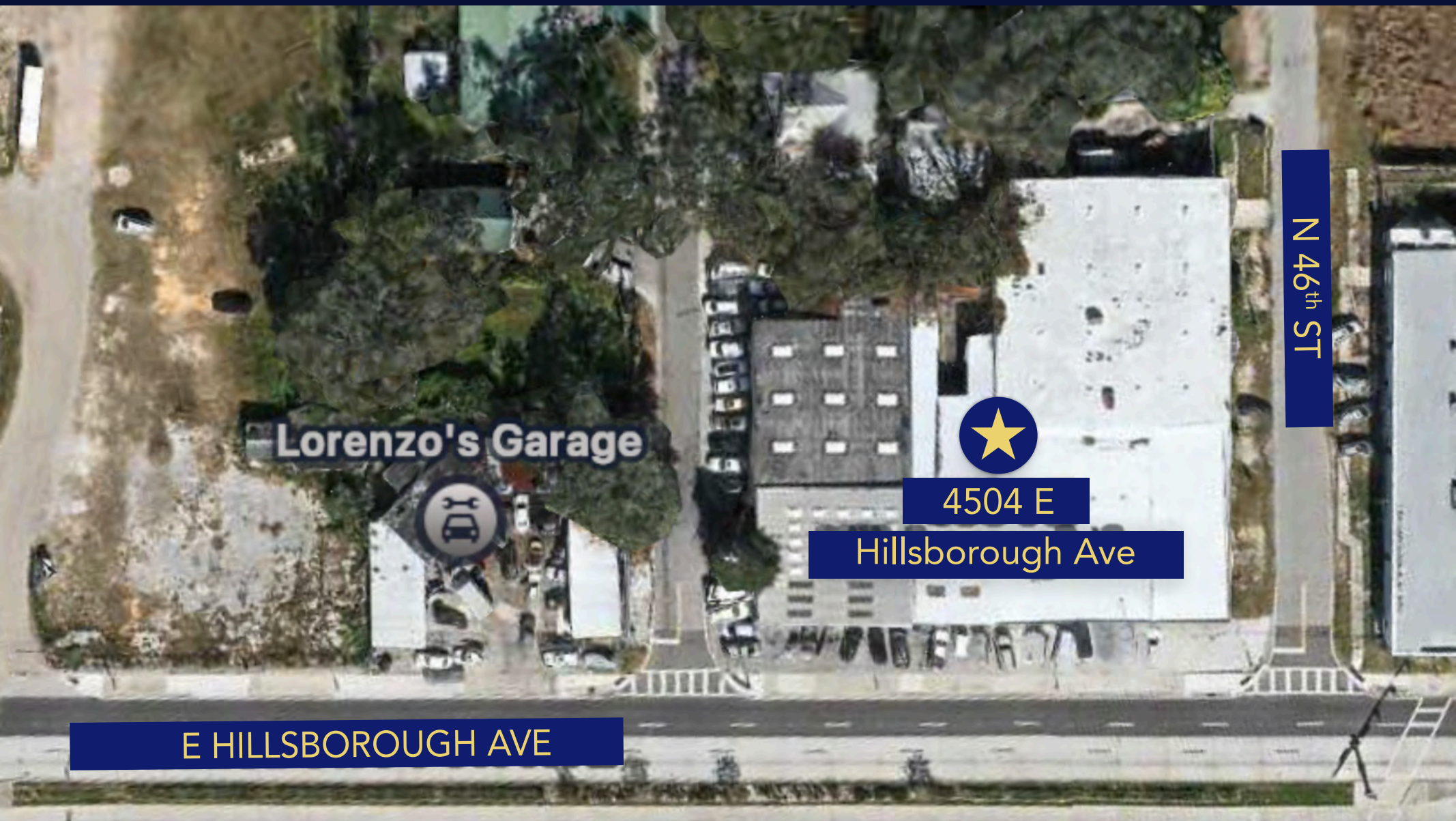


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# PROPERTY AERIAL



## FEATURES

**Clear Height:** 18', 20', 16'

**Drive In Bays:** 4

**Exterior Dock Doors:** 1

**Standard Parking Spaces:** 25

## TENANTS

**LOI's for rentals:** Owner is considering offers to rent the remaining spaces asap.

10,000 Sqft. at \$125,000.00 NET yearly

5,000 sqft at \$12.5 / Sqft.

## CONTACT US

**Managing Broker /** Freddy DeCoster / +1 (407) 693-7403

CREATIVITY, LUXURY & INTEGRITY IN EVERY TRANSACTION



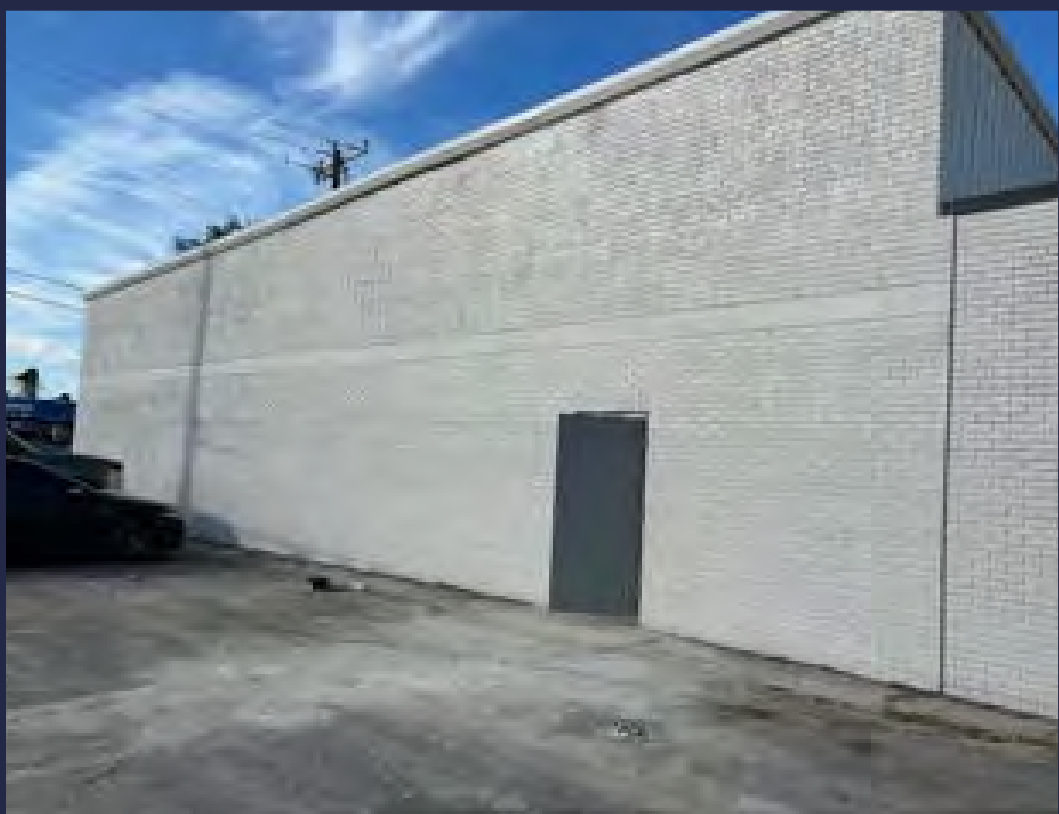
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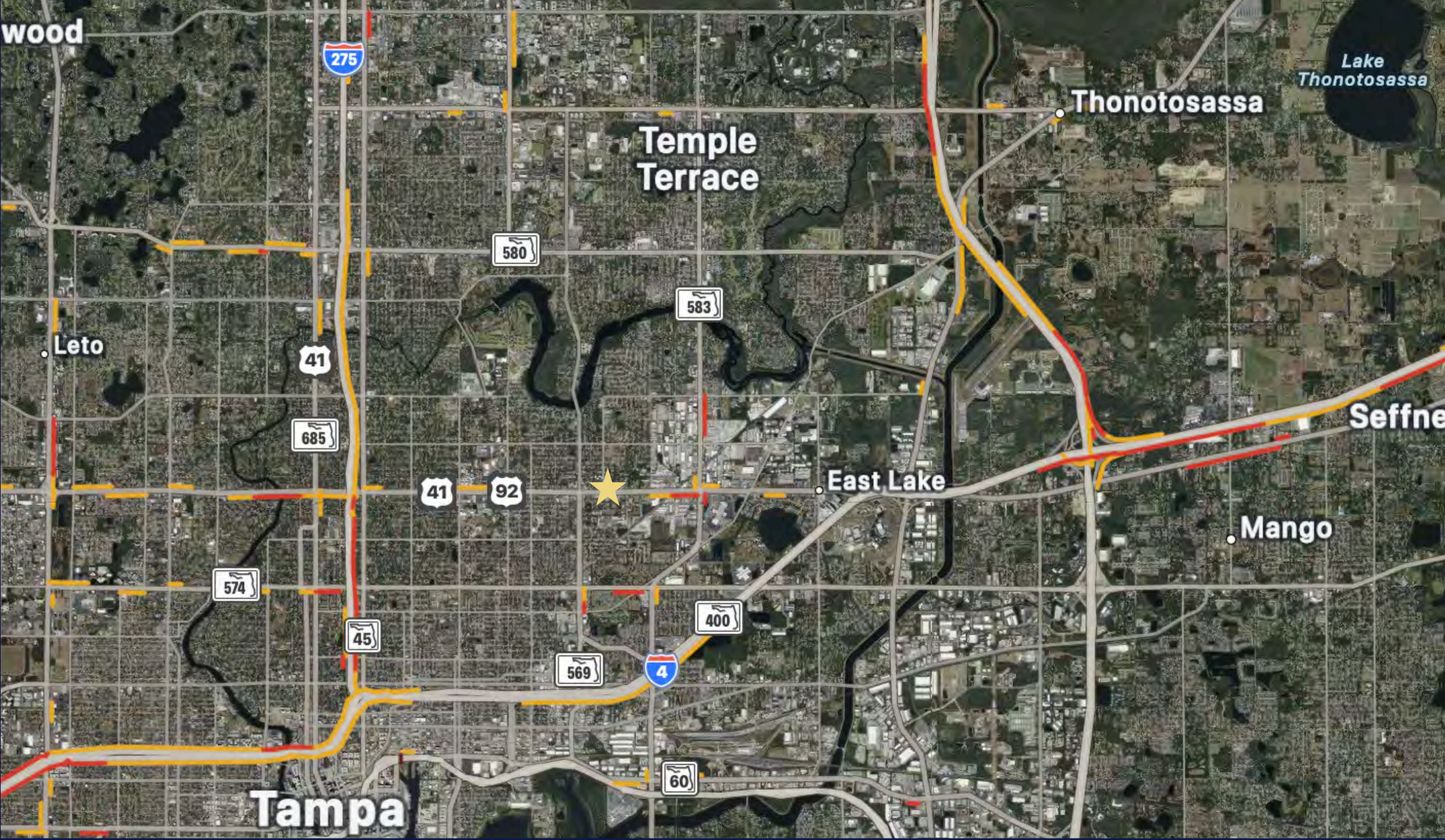
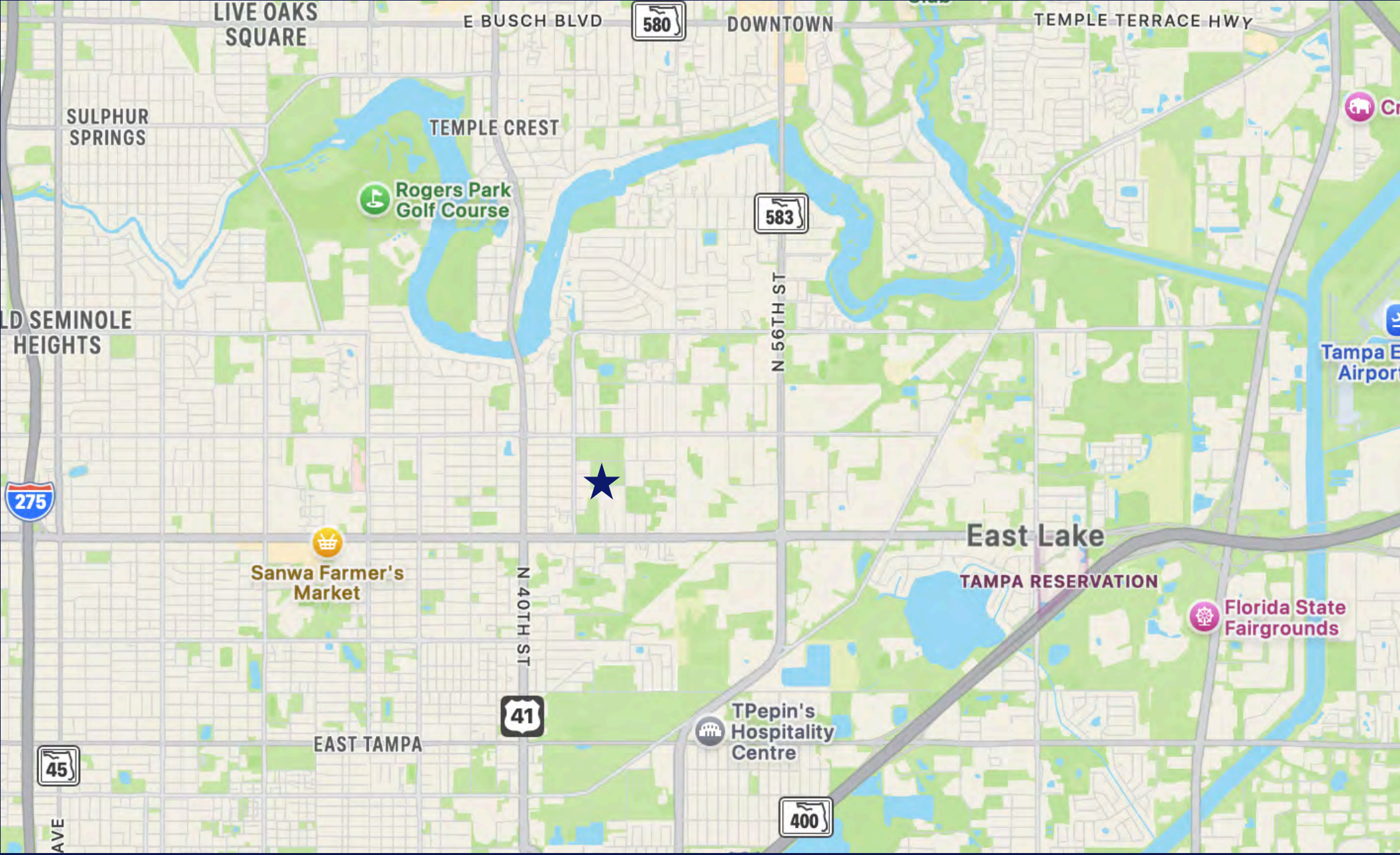


# PROPERTY PHOTOS





# MAPS OF LOCATION



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