

# PROFESSIONAL / MEDICAL OFFICE BUILDING FOR SALE

19439 Shumard Oak Drive  
Land O' Lakes, FL 34638



## OFFERED FOR: \$925,000

19439 Shumard Oak Drive is a 3,000± SF professional/medical office building in Land O' Lakes, Florida, featuring two 1,500± SF suites. Suite 101 is built out for medical use with plumbing, sinks, counters, and consultation rooms, while Suite 102 offers a professional office layout with plumbing infrastructure for future flexibility. Ideal for medical, wellness, therapy, legal, accounting, insurance, real estate, and other professional users, the property provides an excellent opportunity for an owner-user or investor. Conveniently located near the SR 54 corridor, it benefits from strong area growth and easy access throughout the region.

- Approx. 3,000 SF total building size
- Two units approximately 1,500 SF each
- Individual exterior access for each suite
- Flexible owner-user or investor opportunity
- Potential to occupy one suite and lease the other
- Located near the heavily traveled SR 54 corridor
- Single-story layout
- MPUD zoning
- FEMA Flood Zone X

## PRESENTED BY



### KRISTY MARCELLE, CPM

Commercial Sales & Leasing

727-239-9424

[kmarcelle@bhhsflpg.com](mailto:kmarcelle@bhhsflpg.com)

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GROUP

COMMERCIAL DIVISION

7916 Evolutions Way Suite 210, Trinity, FL 34655

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