



# *Palmwood Realty, Inc.*

*Commercial Investment Division*

8245 River Country Drive ♦ Weeki Wachee, Florida 34607  
(352) 597-2500 ♦ Fax (352) 597-4487

## PROPERTY OFFERING

**LOCATION:** \*\*\*\*\* 10201 STATE ROAD 52 \*\*\*\*\*  
**HUDSON, PASCO COUNTY, FL 34669**

**DESCRIPTION:** A 4,200 Sq. Ft. Vacant Medical Office Building With 126 Front Feet On State Road 52 in Hudson. The Building Consists Of Waiting and Reception Areas With Several Designated Offices With Cabinetry And Sinks, One Kitchen Area, Three Bathrooms And A Large Storage Supply Closet. These Rooms Can Be Repurposed For Office Use. THIS PROFESSIONAL OFFICE IS LOCATED IN A HIGH-TRAFFIC/HIGH-EXPOSURE LOCATION THAT WILL CONTINUE TO APPRECIATE IN VALUE. IDEAL FOR AN OWNER/USER.

**CONSTRUCTION:** Concrete Slab On Grade Foundation, Masonry Frame, Stucco On Concrete Block Exteriors Walls, Drywall Interior Walls. Flat Tar And Gravel Roof. Tile Flooring. HVAC Systems. Heated Area Of 4,200 Sq. Ft. Marquee Sign.

**AGE:** Built In 1984.

**CONDITION:** Average.

**PROPERTY SIZE:** .59 Acres M.O.L.

**ZONING:** C-2 Commercial – Office Professional. Flood Map 12101C0184F.

**PARKING:** 17 Spaces (2 Handicap).

**ESTIMATED FIXED OPERATING EXPENSES:**

Taxes (est.) .....	\$ 7,500.00	Refuse (est.) .....	\$ 1,104.42	Permits.....	\$ 138.75
Electric (est.) .....	\$ 1,389.22	Insurance (est).....	\$10,600.00		
Water/Sewer (est.).....	\$ 142.32	Maint (est.) .....	\$ 3,500.00		

**PURCHASER’S ESTIMATED FIXED OPERATING EXPENSES:** \$ 24,374.71

**FINANCING:** Cash Offerings And/Or Bank To Be Arranged.

**ASKING PRICE:** **\$735,000.00.**

**REMARKS:** Located On State Road 52 In A Busy Commercial Node. The Building Sits South Of Residential Homesteads And Within Close Vicinity Of Retail, Office And Industrial Uses. Notable National Retailers Within A Two-Mile Radius West Of The Parcel Include Tractor Supply, ALDI and Dollar Tree. Highest And Best Use Leans Towards An Owner-Occupied Office Or Can Be Utilized For Retail Purposes.

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.  
This office is acting as a Transaction Broker in the sale of this property.)