

PLAZA BELLA OFFICE FOR SALE

OWNER-USER | INVESTMENT OPPORTUNITY

 1062 E. Bloomingdale Avenue
Valrico, Florida 33596



ASKING PRICE
\$264,900



PRICE PSF
\$303/SF



OFFICE SIZE
874 SF



HILLSBOROUGH COUNTY
FOLIO #
073176-9138



YEAR BUILT
2007

EXECUTIVE SUMMARY

This offering presents the opportunity to acquire an approximately **874-square-foot professional office condominium** located on the second floor of **Plaza Bella**, a well-maintained mixed-use office and retail development in the heart of Valrico, Florida.

The suite enjoys a highly desirable location overlooking **Bloomingdale Avenue**, one of eastern Hillsborough County's primary commercial corridors. The building features attractive Mediterranean-style architecture, elevator access, ample parking, and excellent visibility at the signalized intersection of **Bloomingdale Avenue and Bell Shoals Road**, providing convenient access for clients and employees alike.

Whether purchased for immediate occupancy or as a long-term investment, this condominium represents an opportunity to acquire a well-located professional office in one of Valrico's most recognizable mixed-use developments at an attractive price point.

KEY HIGHLIGHTS



PRIME LOCATION

Highly visible at Bloomingdale Ave & Bell Shoals Rd in Valrico.



ELEVATOR ACCESS

Convenient access to the second floor.



MEDITERRANEAN ARCHITECTURE

Attractive design with professional appeal.



AMPLE PARKING

Plenty of parking for tenants and clients.



EFFICIENT LAYOUT

874 SF of functional office space.



IDEAL FOR PROFESSIONAL USERS

Perfect for a wide range of professional businesses.



FOR MORE INFORMATION
CONTACT

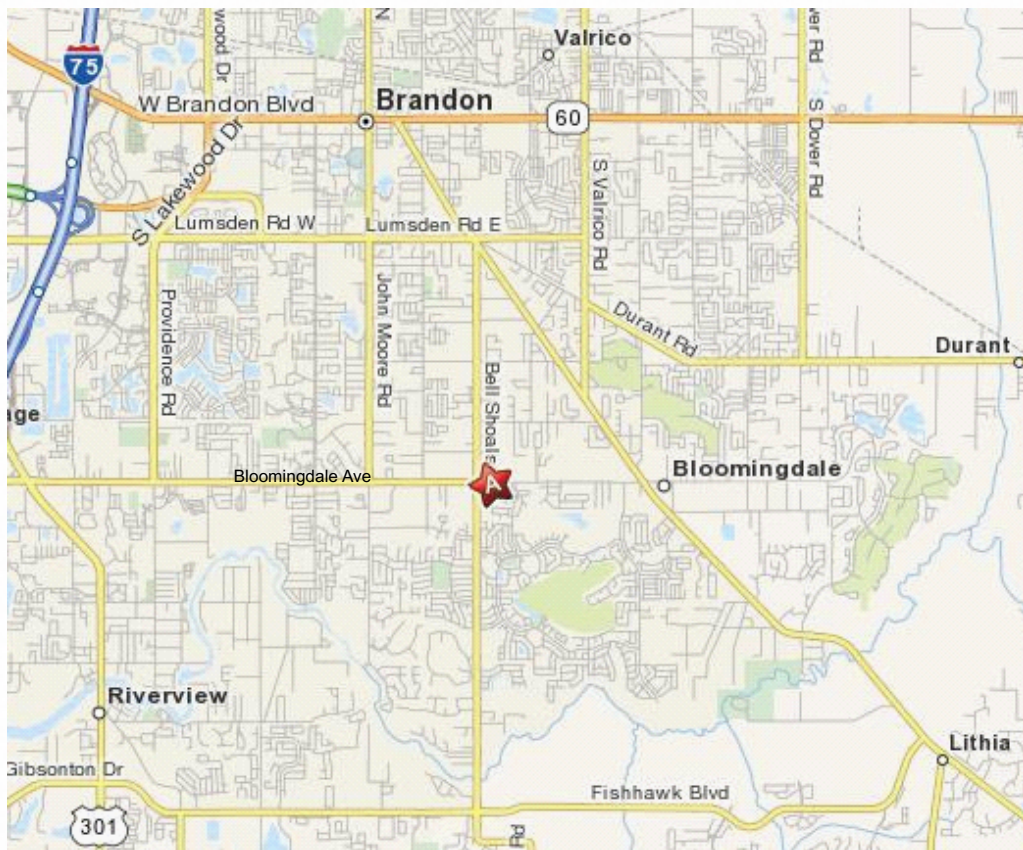
Carl Stickeler
(813) 390-1951

TURNER COLE COMPANY

— REAL ESTATE SERVICES —



www.TurnerCole.com



LOCATION

Located at the prominent intersection of **Bloomingdale Avenue and Bell Shoals Road**, Plaza Bella offers outstanding regional accessibility from **Brandon, Valrico, FishHawk Ranch, Riverview, Bloomingdale, and Lithia.**

Surrounded by established residential neighborhoods, medical providers, retail centers, and professional offices, the property benefits from excellent visibility, strong demographics — making it one of eastern Hillsborough County's premier locations for professional office ownership.



1062 E. BLOOMINGDALE AVENUE

— VALRICO, FLORIDA 33596 —

874 SF

