

6909 W Waters Avenue

Tampa, Florida | Hillsborough County

AVAILABLE FOR SALE & LEASE

| | | | |
|---|---|---|--|
| <p>SALE PRICE</p> <p>\$1,850,000</p> <p>Fee Simple</p> | <p>LEASE RATE</p> <p>\$31.00</p> <p>Per SF / NNN</p> | <p>BUILDING SIZE</p> <p>3,496 SF</p> <p>Total Rentable</p> | <p>YEAR BUILT</p> <p>2016</p> <p>Built October 2016</p> |
|---|---|---|--|

PROPERTY HIGHLIGHTS

- Former BayCare Urgent Care — turnkey medical building
- 3,496 SF single-story, purpose-built medical facility
- Built October 2016 — modern construction & systems
- NNN lease structure — minimal landlord obligations
- Prominent W Waters Avenue frontage & signage
- Ample on-site parking — convenient patient access
- Zoned for medical, dental, or healthcare services
- Easy access to major Tampa corridors & I-275

EXCLUSIVE LISTING BROKER

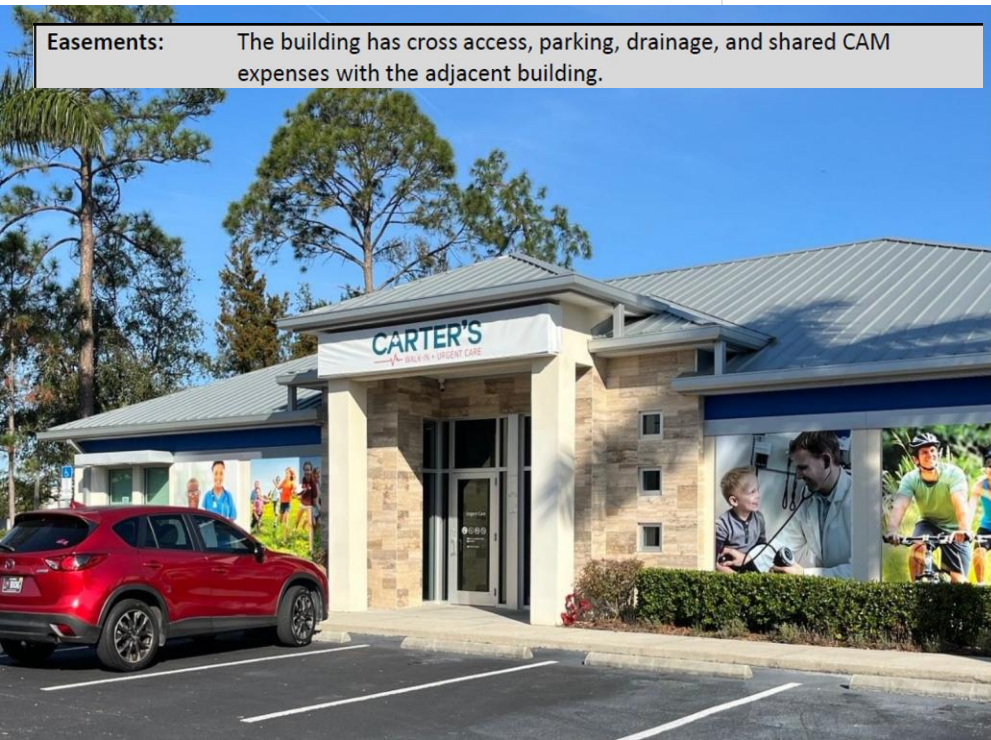
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Easements: The building has cross access, parking, drainage, and shared CAM expenses with the adjacent building.



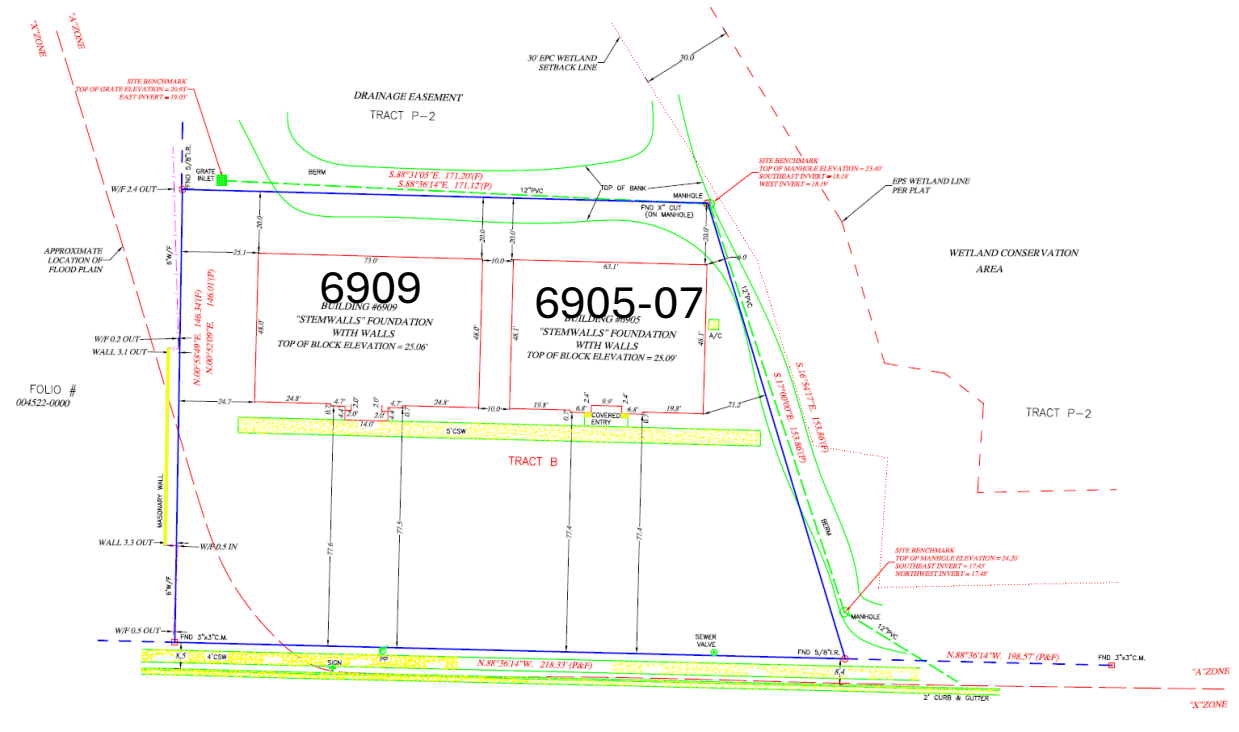
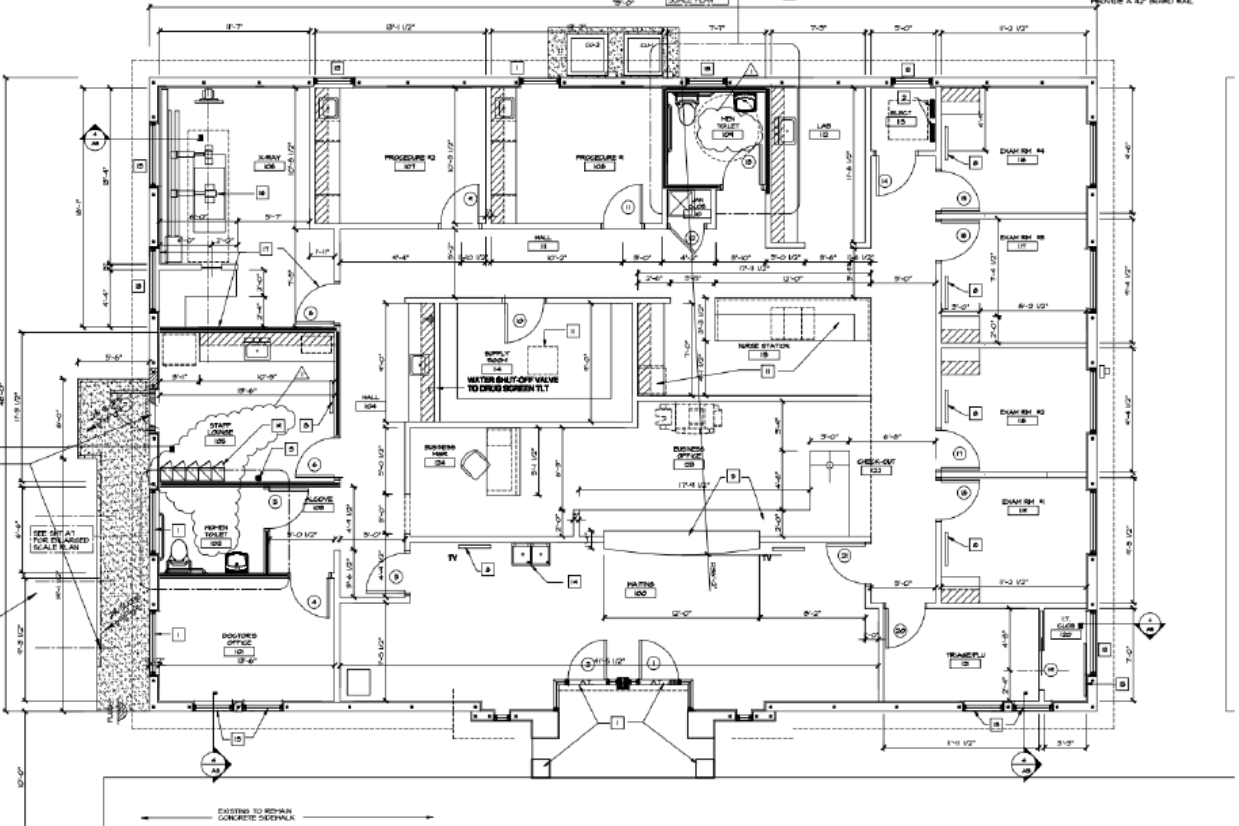
NOTE: All efforts have been made to provide accurate information, nevertheless broker is not responsible for errors omissions, mis-statements of facts, and all potential prospective buyers should perform their own due diligence.

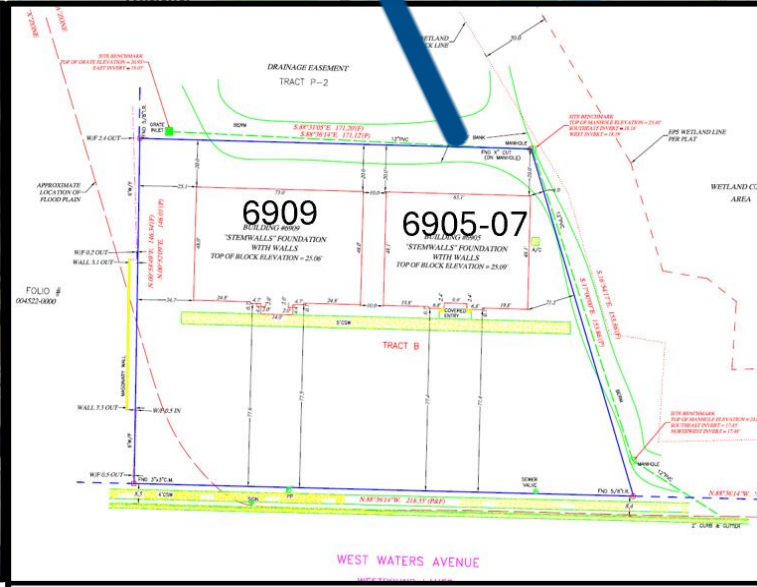
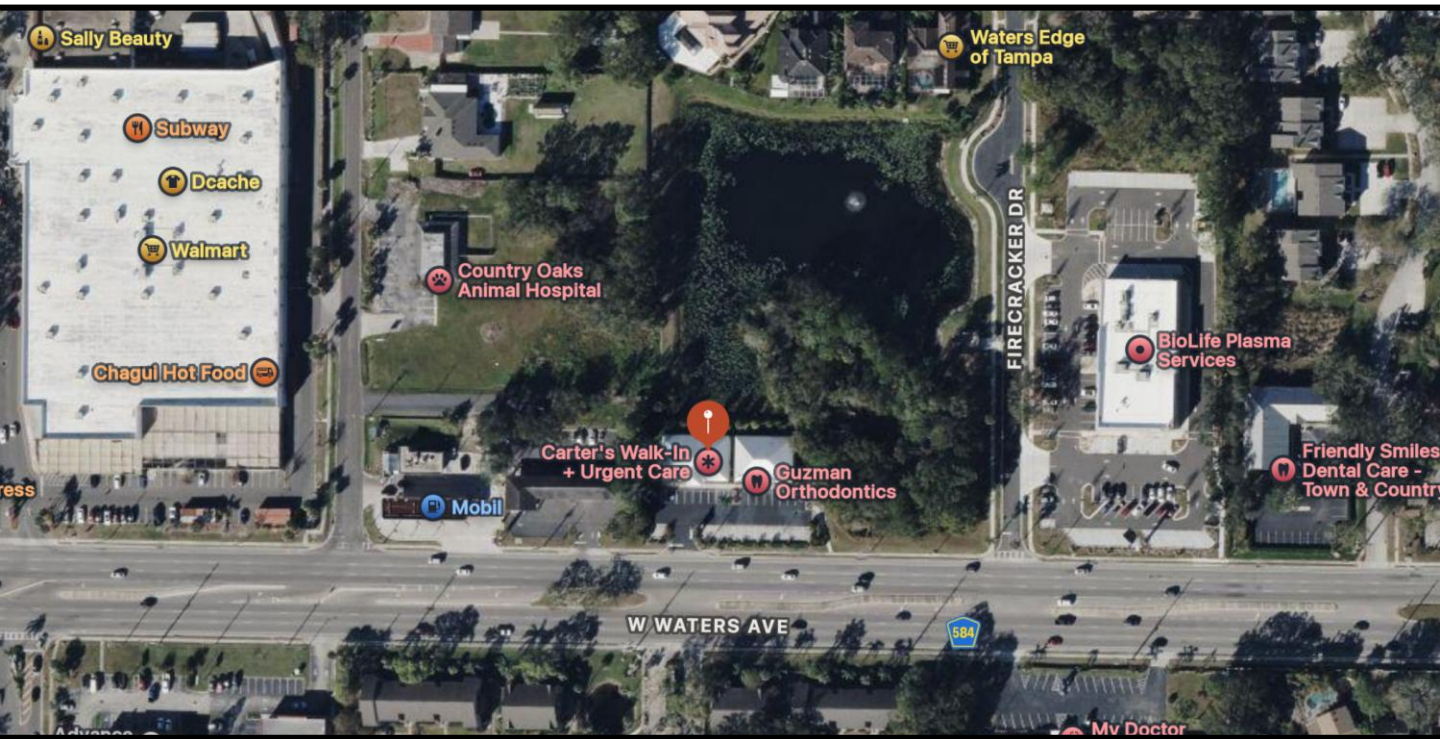
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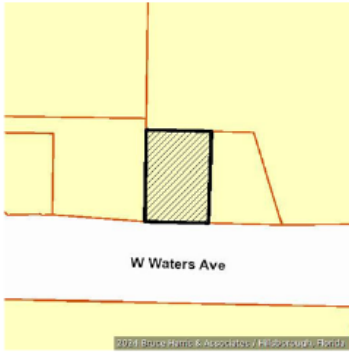
KEYNOTES:

- 1 EXISTING BUILDING ELEMENT OR COMPONENT TO REMAIN
- 2 PROPOSED ELEC PANEL LOCATION SEE ELEC. DWG
- 3 SAGGING WALL, POINTED PIRE EXTINGUISHER
- 4 ACCESSIBLE TOILET AS PER FLA AGC CODE
- 5 RECEPTION DESK:
 - A. RADIS SHARP ON 20" DIA. ANCHOR TOP OF FLOOR
 - B. REINFORCED FLOOR CENTER FROM RADIS
 - C. 4" ABOVE FIN FLOOR, 4" LAM. FINISH, 1/2" OFF SIDE
 - D. 4" LAM. FIN. ON 24" HIGH FORM SURFACE TOP
 - E. OPEN DESK SPACE, 4" LAM. FIN. FINISH
 - F. VERIFY NUMBER IN HOLE DIMENSIONS
- 6 RECEPTION DESK:
 - A. 44" L. 20" H. 8" 30" H. BASE. 1/2" OFF TOP
 - B. CENTER BASE CABINET 12" FROM 1/2" OFF SIDE
 - C. ALL EXPOSED SURFACES SHALL BE FLG LAM. FINISH
 - D. 1/2" OFF TOP
 - E. 1/2" OFF TOP
 - F. 1/2" OFF TOP
 - G. 1/2" OFF TOP
 - H. 1/2" OFF TOP
 - I. 1/2" OFF TOP
 - J. 1/2" OFF TOP
 - K. 1/2" OFF TOP
 - L. 1/2" OFF TOP
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 - V. 1/2" OFF TOP
 - W. 1/2" OFF TOP
 - X. 1/2" OFF TOP
 - Y. 1/2" OFF TOP
 - Z. 1/2" OFF TOP
- 7 STAFF LOCKER:
 - A. 12" H. 24" W. 36" D. 1/2" OFF TOP
 - B. 1/2" OFF TOP
 - C. 1/2" OFF TOP
 - D. 1/2" OFF TOP
 - E. 1/2" OFF TOP
 - F. 1/2" OFF TOP
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 - X. 1/2" OFF TOP
 - Y. 1/2" OFF TOP
 - Z. 1/2" OFF TOP
- 8 HALL MOUNTED TV:
 - A. PROVIDE BRACING POWER & CABLE JUNCTION BOXES
 - B. 1/2" OFF TOP
 - C. 1/2" OFF TOP
 - D. 1/2" OFF TOP
 - E. 1/2" OFF TOP
 - F. 1/2" OFF TOP
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 - W. 1/2" OFF TOP
 - X. 1/2" OFF TOP
 - Y. 1/2" OFF TOP
 - Z. 1/2" OFF TOP
- 9 1/2" CLOSET:
 - A. 1/2" OFF TOP
 - B. 1/2" OFF TOP
 - C. 1/2" OFF TOP
 - D. 1/2" OFF TOP
 - E. 1/2" OFF TOP
 - F. 1/2" OFF TOP
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 - Z. 1/2" OFF TOP
- 10 LAB:
 - A. 1/2" OFF TOP
 - B. 1/2" OFF TOP
 - C. 1/2" OFF TOP
 - D. 1/2" OFF TOP
 - E. 1/2" OFF TOP
 - F. 1/2" OFF TOP
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 - V. 1/2" OFF TOP
 - W. 1/2" OFF TOP
 - X. 1/2" OFF TOP
 - Y. 1/2" OFF TOP
 - Z. 1/2" OFF TOP
- 11 RETRACTABLE HOLDING STAIR FOR ACCESS TO ATTC:
 - A. 1/2" OFF TOP
 - B. 1/2" OFF TOP
 - C. 1/2" OFF TOP
 - D. 1/2" OFF TOP
 - E. 1/2" OFF TOP
 - F. 1/2" OFF TOP
 - G. 1/2" OFF TOP
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 - U. 1/2" OFF TOP
 - V. 1/2" OFF TOP
 - W. 1/2" OFF TOP
 - X. 1/2" OFF TOP
 - Y. 1/2" OFF TOP
 - Z. 1/2" OFF TOP
- 12 1/2" X 1/2" STACKED LOCKERS:
 - A. 1/2" OFF TOP
 - B. 1/2" OFF TOP
 - C. 1/2" OFF TOP
 - D. 1/2" OFF TOP
 - E. 1/2" OFF TOP
 - F. 1/2" OFF TOP
 - G. 1/2" OFF TOP
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 - V. 1/2" OFF TOP
 - W. 1/2" OFF TOP
 - X. 1/2" OFF TOP
 - Y. 1/2" OFF TOP
 - Z. 1/2" OFF TOP
- 13 HIGH TECH CONSIDERING DATA OR IF THE:
 - A. 1/2" OFF TOP
 - B. 1/2" OFF TOP
 - C. 1/2" OFF TOP
 - D. 1/2" OFF TOP
 - E. 1/2" OFF TOP
 - F. 1/2" OFF TOP
 - G. 1/2" OFF TOP
 - H. 1/2" OFF TOP
 - I. 1/2" OFF TOP
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 - V. 1/2" OFF TOP
 - W. 1/2" OFF TOP
 - X. 1/2" OFF TOP
 - Y. 1/2" OFF TOP
 - Z. 1/2" OFF TOP
- 14 REMOVE EXISTING FIXED GLASS WINDO:
 - A. 1/2" OFF TOP
 - B. 1/2" OFF TOP
 - C. 1/2" OFF TOP
 - D. 1/2" OFF TOP
 - E. 1/2" OFF TOP
 - F. 1/2" OFF TOP
 - G. 1/2" OFF TOP
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Folio: 004530-0152



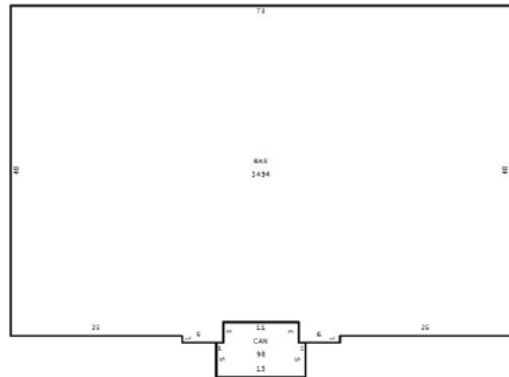
| Owner Information | |
|-------------------|---|
| Owner Name | UNITED DEAN HOLDINGS LLC |
| Mailing Address | 34621 US HIGHWAY 19 N PALM HARBOR, FL 34684-2152 |
| Site Address | 6909 W WATERS AVE, Tampa |
| PIN | U-24-28-17-C1X-000000-00001.0 |
| Folio | 004530-0152 |
| Prior PIN | U-24-28-17-951-000000-B0000.0 |
| Prior Folio | 004530-0086 |
| Tax District | U - UNINCORPORATED |
| Property Use | 1910 MEDICAL OFF A |
| Plat Book/Page | 138/139 |
| Neighborhood | 208010.00 NW Area of Waters & Henderson |
| Subdivision | C1X WATERS EDGE PLAZA |

| Value Summary | | | | |
|-----------------|--------------|----------------|------------|---------------|
| Taxing District | Market Value | Assessed Value | Exemptions | Taxable Value |
| County | \$1,087,400 | \$1,031,594 | \$0 | \$1,031,594 |
| Public Schools | \$1,087,400 | \$1,087,400 | \$0 | \$1,087,400 |
| Municipal | \$1,087,400 | \$1,031,594 | \$0 | \$1,031,594 |
| Other Districts | \$1,087,400 | \$1,031,594 | \$0 | \$1,031,594 |

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

| Sales Information | | | | | | | |
|-------------------|------------|-------|------|-----------|--------------------------|--------------------|-------------|
| Book / Page | Instrument | Month | Year | Type Inst | Qualified or Unqualified | Vacant or Improved | Price |
| 24474 / 1571 | 2016420060 | 10 | 2016 | WD | Unqualified | Improved | \$1,825,000 |

| Building Information | | |
|---------------------------------|---------------------|---------------------|
| Building 1 | | |
| Type | 52 MEDICAL OFFICE | |
| Year Built | 2013 | |
| Building 1 Construction Details | | |
| Element | Code | Construction Detail |
| Class | C | Concrete Block |
| Exterior Wall | 7 | Masonry Frm: Stucco |
| Roof Structure | 4 | Truss (Wood/Metal) |
| Roof Cover | 9 | Metal |
| Interior Walls | 5 | Drywall |
| Interior Flooring | 4 | Vinyl |
| Heat/AC | 2 | Central |
| Plumbing | 3 | Typical |
| Condition | 3 | Average |
| Stories | 1.0 | |
| Units | 2.0 | |
| Wall Height | 9.00 | |



| Building 1 subarea | | | |
|--------------------|--------------|--------------|-------------------|
| Area Type | Gross Area | Heated Area | Depreciated Value |
| BAS | 3,494 | 3,494 | \$806,304 |
| CAN | 98 | | \$6,692 |
| Totals | 3,592 | 3,494 | \$812,996 |

| Extra Features | | | | | | | |
|----------------|-------------------|----------|--------------|--------|-------|----------|---------|
| OB/XF Code | Description | Building | Year On Roll | Length | Width | Units | Value |
| 0020 | ASPHALT PAVING | 1 | 2014 | 0 | 0 | 4,800.00 | \$9,804 |
| 0060 | CONCRETE PAVEMENT | 1 | 2014 | 0 | 0 | 460.00 | \$3,365 |
| 0280 | FENCE WOOD | 1 | 2014 | 0 | 0 | 103.00 | \$1,350 |

| Land Information | | | | | | | |
|------------------|-------------------|------|-------|-------|------------------|------------------|------------|
| Use Code | Description | Zone | Front | Depth | Land Type | Total Land Units | Land Value |
| TF1B | Waters Ave West 1 | PD | 0.0 | 0.0 | SF SQUARE FEET | 15,014.00 | \$247,731 |

Legal Description
WATERS EDGE PLAZA LOT 1