

SEMINOLE COMMERCIAL CONDO

For Sale \$175,000

9170 Oakhurst Road, Suite 2



Excellent opportunity to purchase a commercial condo in the heart of the highly desirable Seminole area

Located across the street from a Publix plaza with multiple restaurants and other tenants

This condo is in the front building on Oakhurst Road with nice visibility, and totals about 1,255 square feet

it is split into two units that are currently leased out

Each side is about 627 square feet and pays \$812 monthly plus electric & insurance

The units are separately metered for electric

One side is a hair salon that has been there for over 5 years with 2 years left on their lease, and the other side is a real estate company on a 1 year lease

Condo fees are \$348 monthly which includes water/sewer/garbage, exterior building insurance, landscaping, etc.

Owner has not raised the rents in over 5 years and there is definitely room for increases once current leases expire

Excellent signage available

DO NOT DISTURB TENANTS, Tenants are not aware of the sale; shown by appointment only

CALHOON COMMERCIAL GROUP

Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels

DIRECT 727.542.9933 **OFFICE** 727.282.1788

ccalhoon@smithandassociates.com

Smith &
Associates Commercial