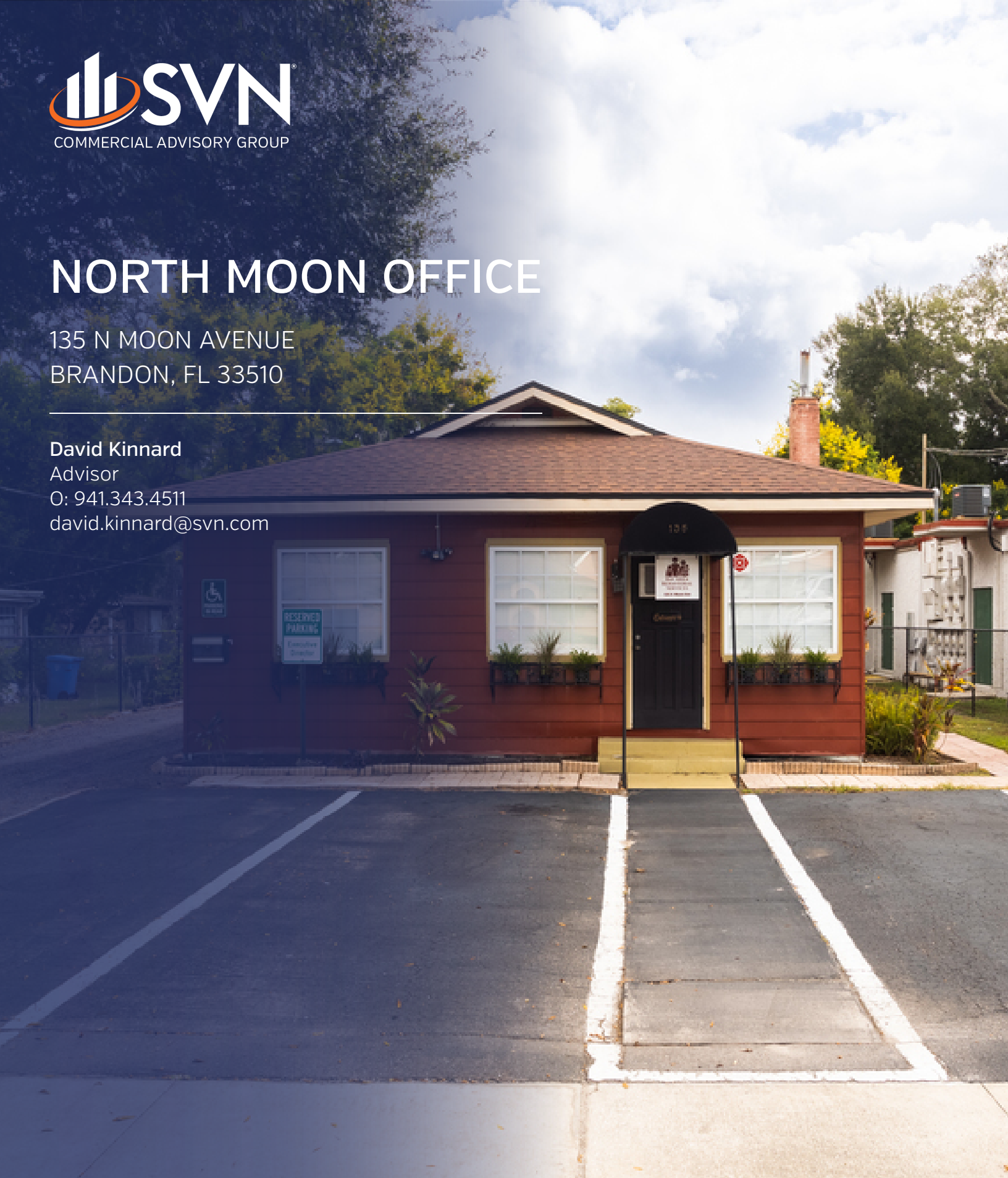


# NORTH MOON OFFICE

135 N MOON AVENUE  
BRANDON, FL 33510

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Advisor  
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$235,000
Cap Rate:	-4.71%
NOI:	-\$11,079
Lot Size:	8,499 SF
Year Built:	1924
Building Size:	1,372 SF
Renovated:	2006
Zoning:	CN
Market:	Tampa/St. Petersburg
Submarket:	East Tampa
Price / SF:	\$171.28

## PROPERTY OVERVIEW

This is where you want your professional office! The build-out inside will surprise you and you have to see to believe. Every square inch of the inside has been utilized and designed for office use. The building had a complete renovation in 2006. The walls were stripped to the frame and rebuilt, ceilings were dropped and wood floors were installed. The building has been occupied and carefully maintained by the owner since the renovation.

There is a spacious waiting room that splits off in two directions, one to the private offices and the other to the conference room and executive office. There are two bathrooms and two storage closets. If you have been looking for a charming building with character that has been converted to office use, then you need to come see this building.

## LOCATION OVERVIEW

The property is located 2.66 miles East of I-75, one block north of Highway 60 in Brandon, FL. Highway 60 is the main east/west road through Brandon with over 60,000 cars per day. The building is located in a beautiful neighborhood setting surrounded by professional, medical and religious organizations.

# Property Details

## SALE PRICE

**\$235,000**

## LOCATION INFORMATION

Building Name	North Moon Office
Street Address	135 N Moon Avenue
City, State, Zip	Brandon, FL 33510
County/Township	Hillsborough/22
Market	Tampa/St. Petersburg
Submarket	East Tampa
Cross Streets	W. Morgan Street
Range	29
Section	20
Side Of Street	East
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75
Nearest Airport	Tampa International Airport

## BUILDING INFORMATION

Building Size	1,372 SF
NOI	-\$11,079
Cap Rate	-4.71%
Price / SF	\$171.28
Year Built	1924
Last Renovated	2006
Building Class	B
Tenancy	Single
Gross Leasable Area	1,352 SF
Load Factor	Yes
Construction Status	Existing
Condition	Good
Roof	Asphalt Shingle
Free Standing	Yes
Floor Coverings	Wood

## PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	CN
Lot Size	8,499 SF
APN#	U-22-29-20-2E3-000000-00040.0
Submarket	East Tampa
Lot Frontage	50
Lot Depth	170
Waterfront	Yes

## PARKING & TRANSPORTATION

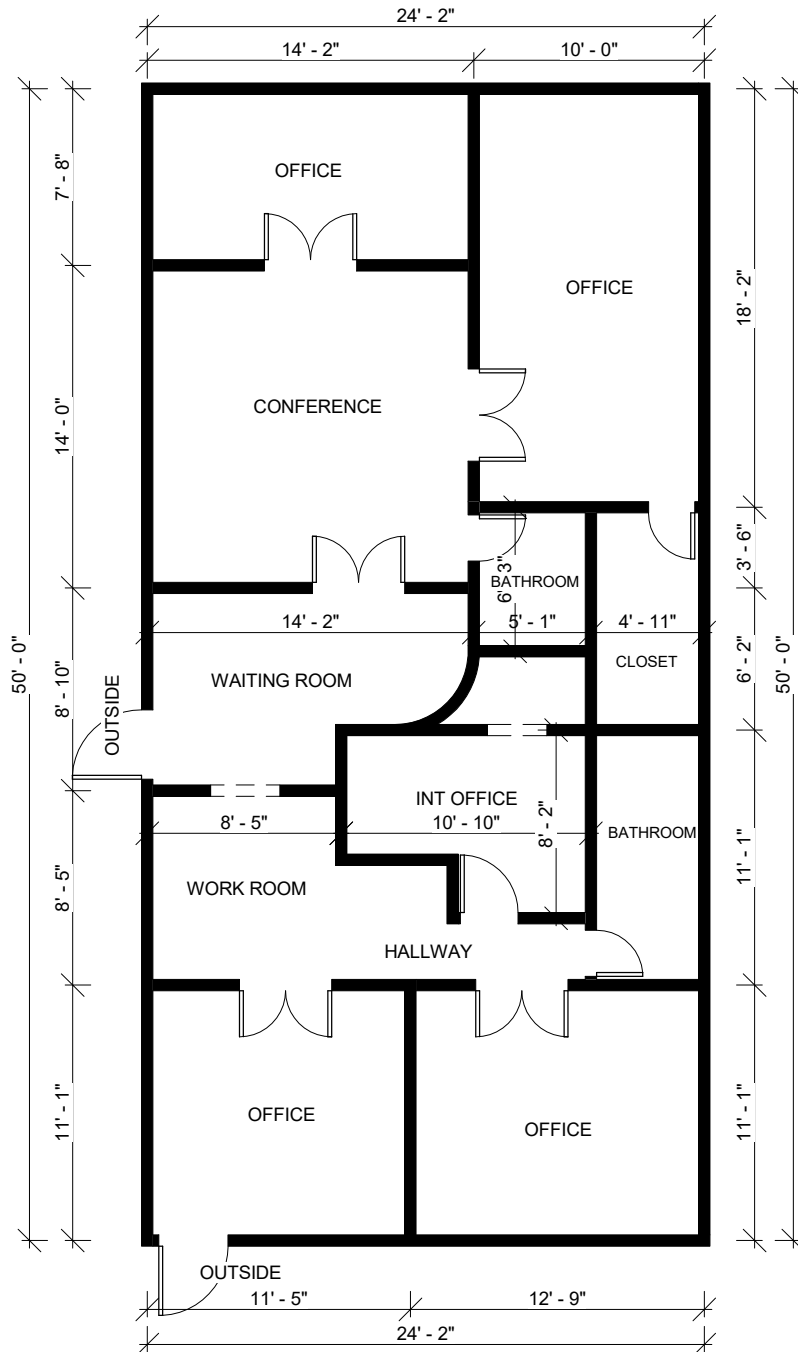
Parking Type	Surface
Parking Description	Additional Parking in the back including a paved handicapped space.

## UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Central HVAC	1
Centrix Equipped	Yes
Leed Certified	Yes

## TAX INFORMATION

Taxes	\$1,690.69
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## FLOOR PLAN

SCALE: 1/8" = 1' - 0" @ A4 Paper size

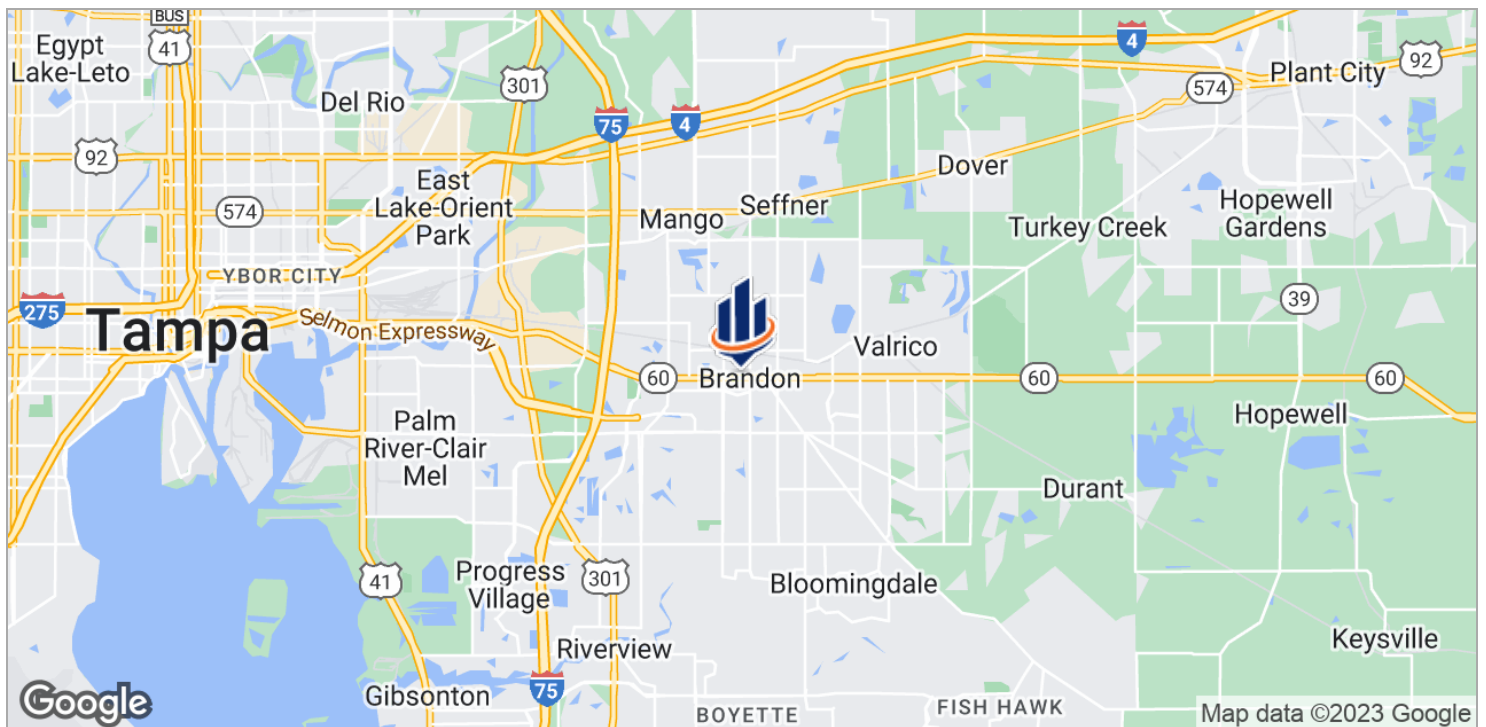


# Additional Photos

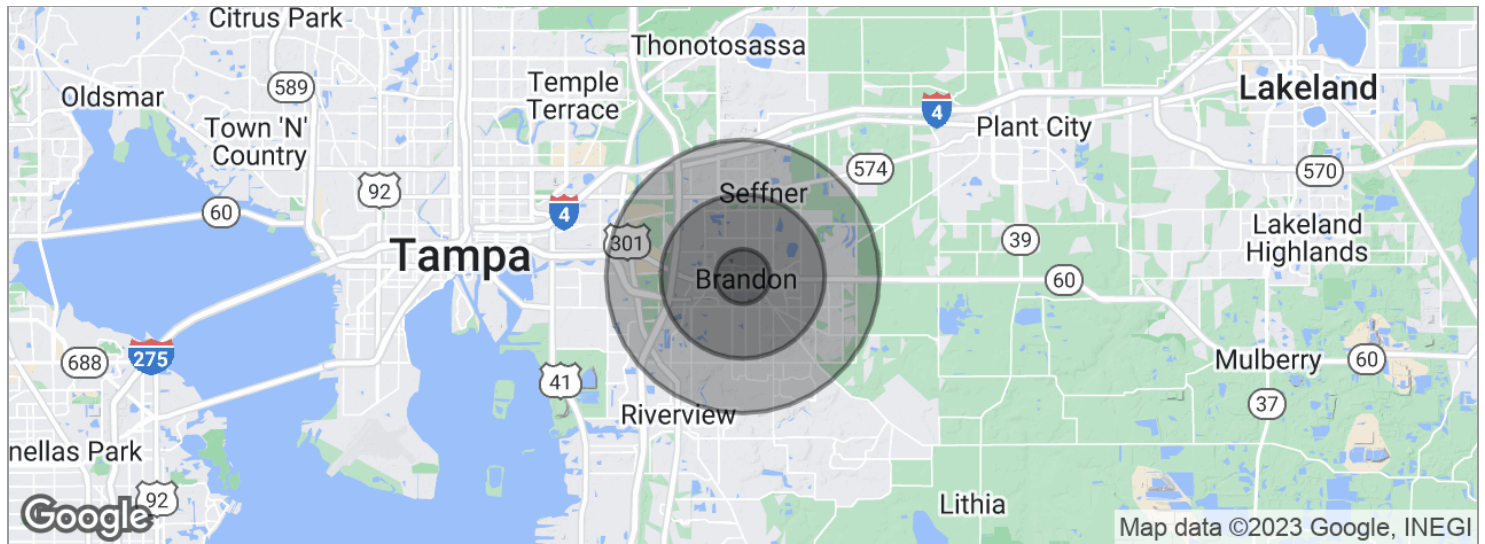




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,761	90,273	193,442
Median age	33.9	35.3	35.9
Median age [Male]	34.3	33.9	34.9
Median age [Female]	33.5	36.3	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,377	33,766	72,640
# of persons per HH	2.6	2.7	2.7
Average HH income	\$62,630	\$66,492	\$68,352
Average house value	\$171,324	\$208,985	\$225,137

\* Demographic data derived from 2020 ACS - US Census