



**FULLY TURN-KEY DENTAL BUILDING FOR SALE! N. DALE MABRY HWY**

**TURN-KEY NEW DENTAL BUILDING/ SUNLAKE OFFICE PARK**

18954 N. Dale Mabry Hwy. , Lutz, FL 33548

**CONFIDENTIAL OFFERING MEMORANDUM**

**Kari L. Grimaldi/ Broker**

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### EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$545,000
Year Built:	2007
Building Size:	2,500 SF
Renovated:	2018
Zoning:	CN (Commercial Neighborhood)
Market:	Tampa-St. Petersburg-Clearwater
Submarket:	Lutz
Traffic Count:	44,500
Price / SF:	\$218.00

### PROPERTY OVERVIEW

RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL FULLY TURN-KEY DENTAL OFFICE/FREE STANDING BUILDING IN OFFICE PARK ON N. DALE MABRY HWY! ALL NEW EQUIPMENT/ DENTAL FURNISHINGS/ FIXTURES/ COMPUTERS/ INVENTORY INCLUDED! THIS BUILDING WON'T LAST LONG. PRICED WELL BELOW APPRAISAL FOR A QUICK SALE. PRICE APPROVED BY BANKRUPTCY COURT.

- RENOVATED FULLY WITH HIGH END CUSTOM DENTAL BUILD OUT IN 2018 (BUILT IN 2007)
- ALL DENTAL EQUIPMENT & FIXTURES/FURNISHINGS, COMPUTERS, ALL INVENTORY INCLUDED
- GREAT LOCATION IN HILLSBOROUGH COUNTY-PASCO COUNTY CORRIDOR
- LOCATED ON N. DALE MABRY HIGHWAY, MINUTES FROM FL-589/ VETERAN'S EXPRESSWAY
- SUNLAKE OFFICE PARK, ASSOCIATION IN PLACE, LOW MAINTENANCE (\$1.55/SF CAM Fees/\$322 per Mo.)

### SECTION •



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### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- FULLY TURN- KEY BEAUTIFUL DENTAL BUILDING!
- ALL DENTAL EQUIPMENT & FIXTURES/FURNISHINGS, COMPUTERS, ALL INVENTORY INCLUDED
- FULL HIGH-END DENTAL BUILDOUT 2018/ BUILT 2007
- BELOW MARKET & APPRAISED VALUE FOR QUICK SALE! PRICE APPROVED BY BANKRUPTCY COURT
- GREAT LOCATION IN HILLSBOROUGH COUNTY-PASCO COUNTY CORRIDOR
- SUNLAKE OFFICE PARK, ASSOCIATION IN PLACE/LOW MAINTENANCE
- PERFECT FOR ANY DENTIST TO OPEN A NEW OFFICE IN TAMPA BAY AREA
- RARE OPPORTUNITY- WONT LAST LONG!



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### PROPERTY DESCRIPTION

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The freestanding dental building is 2500 SF and built out as one unit, built in 2007 and fully renovated in 2018 with a high end custom dental buildout. Renovations estimated at \$250,000.

Spacious waiting room, large reception desk area with dual check in/check out. High end glass Partition doors.

Four large treatment rooms, consult room, x-ray room, full lab, & large work station area with spacious counters with dental equipment, sanitizer machines, supplies, etc ) 2 Spacious restrooms, Large eat in kitchen with full-size refrigerator and upper and lower cabinetry, IT room, storage room, Oversized executive office, and administrative office.

Outside vacuum/compressor room.

Wood Floors throughout entire building, and Granite and quartz countertops throughout. High ceilings, recessed lighting and upgraded light fixtures, barn sliding doors in both wood and glass.

Low maintenance, Association maintains all common area, exterior. (\$1.55/SF CAM Fees/\$322 per Mo.)

All dental equipment, furniture, fixtures included! Move in ready!

#### LOCATION DESCRIPTION

N. Dale Mabry Hwy. and Sunlake Blvd, Near the Veterans Expressway. South of Lutz Lake Fern Rd and North of Van Dyke Rd.

Located 1.8 miles from FL-589/Veteran's Expressway



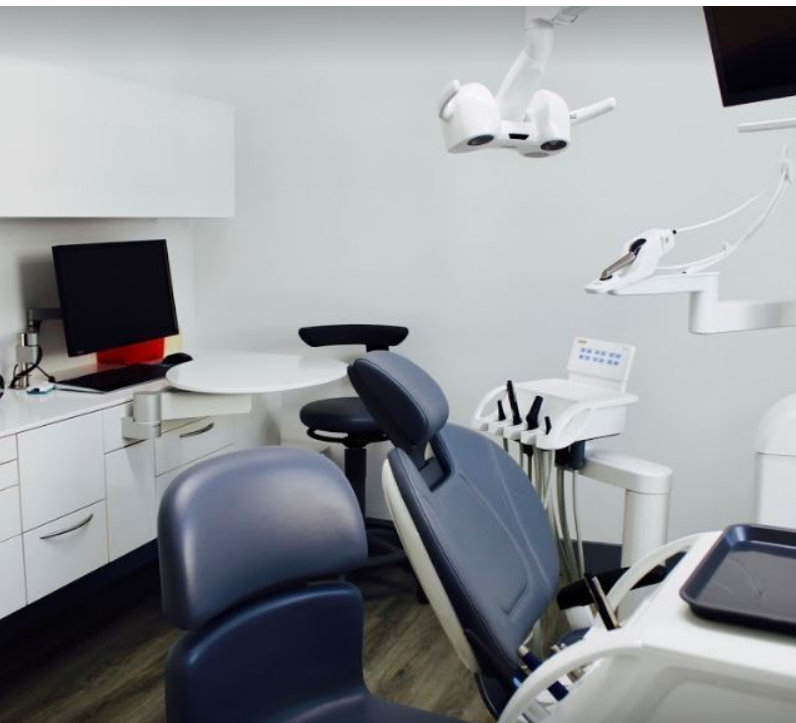
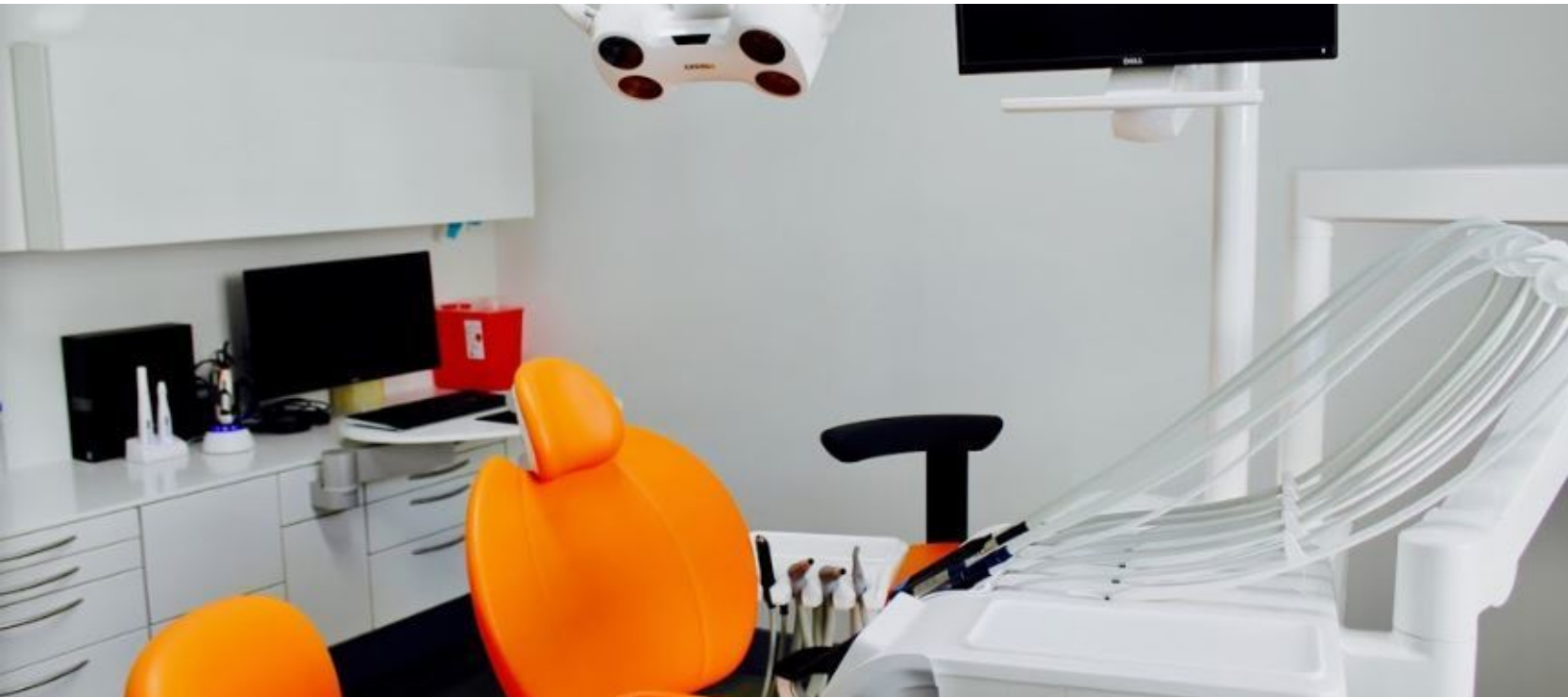




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**ADDITIONAL PHOTOS**



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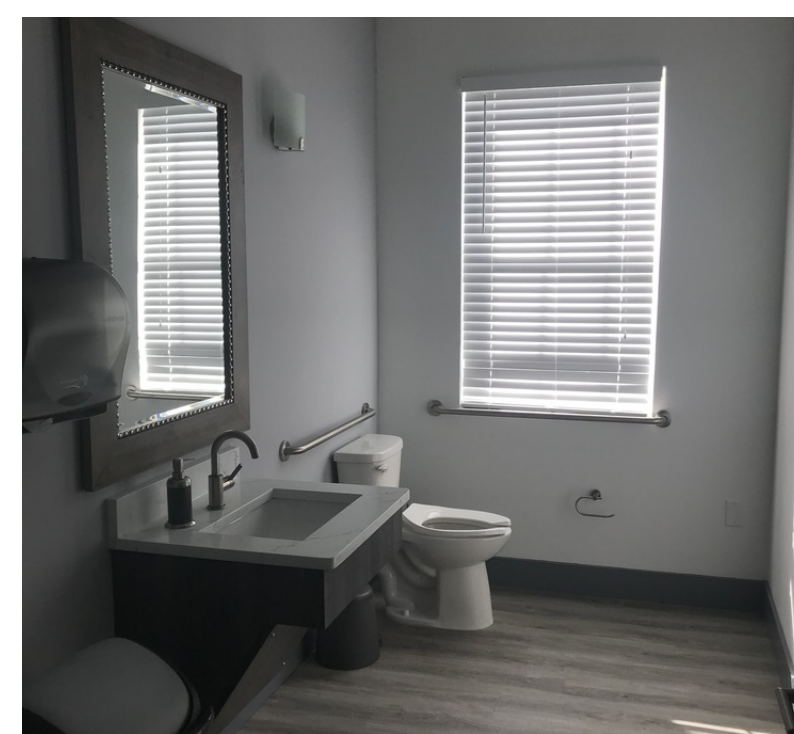




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**ADDITIONAL PHOTOS**



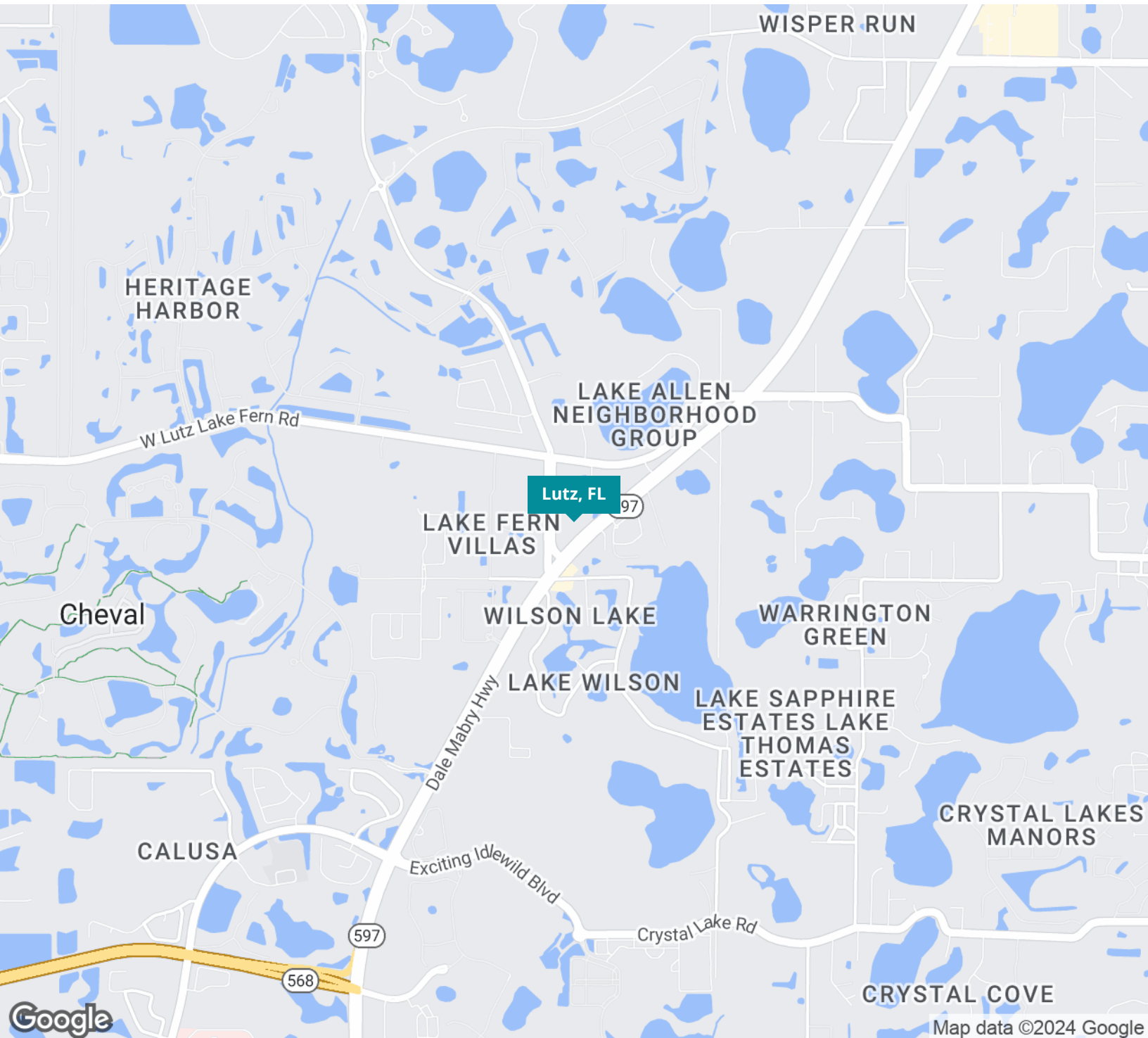
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### REGIONAL MAP



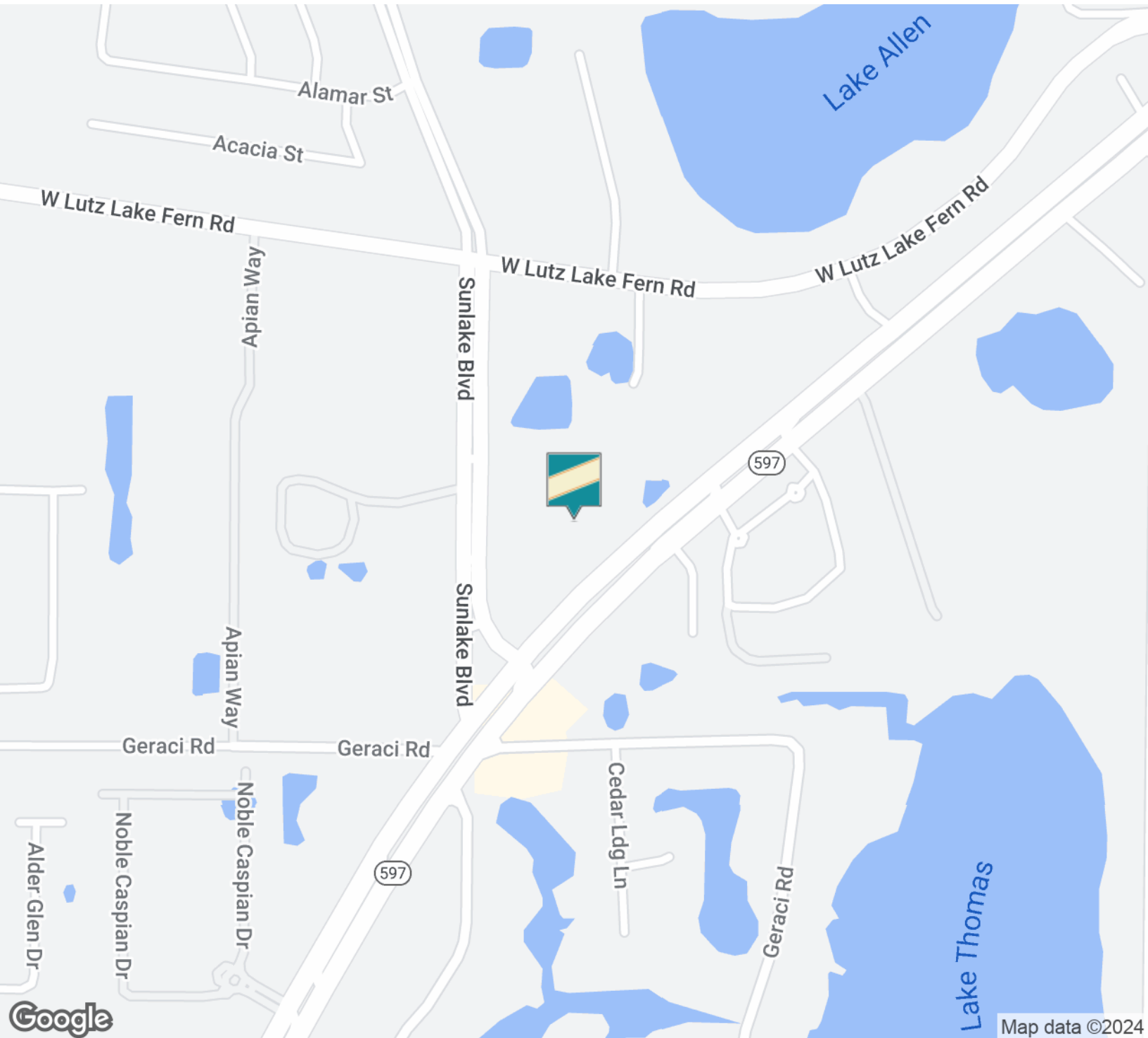
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### LOCATION MAPS



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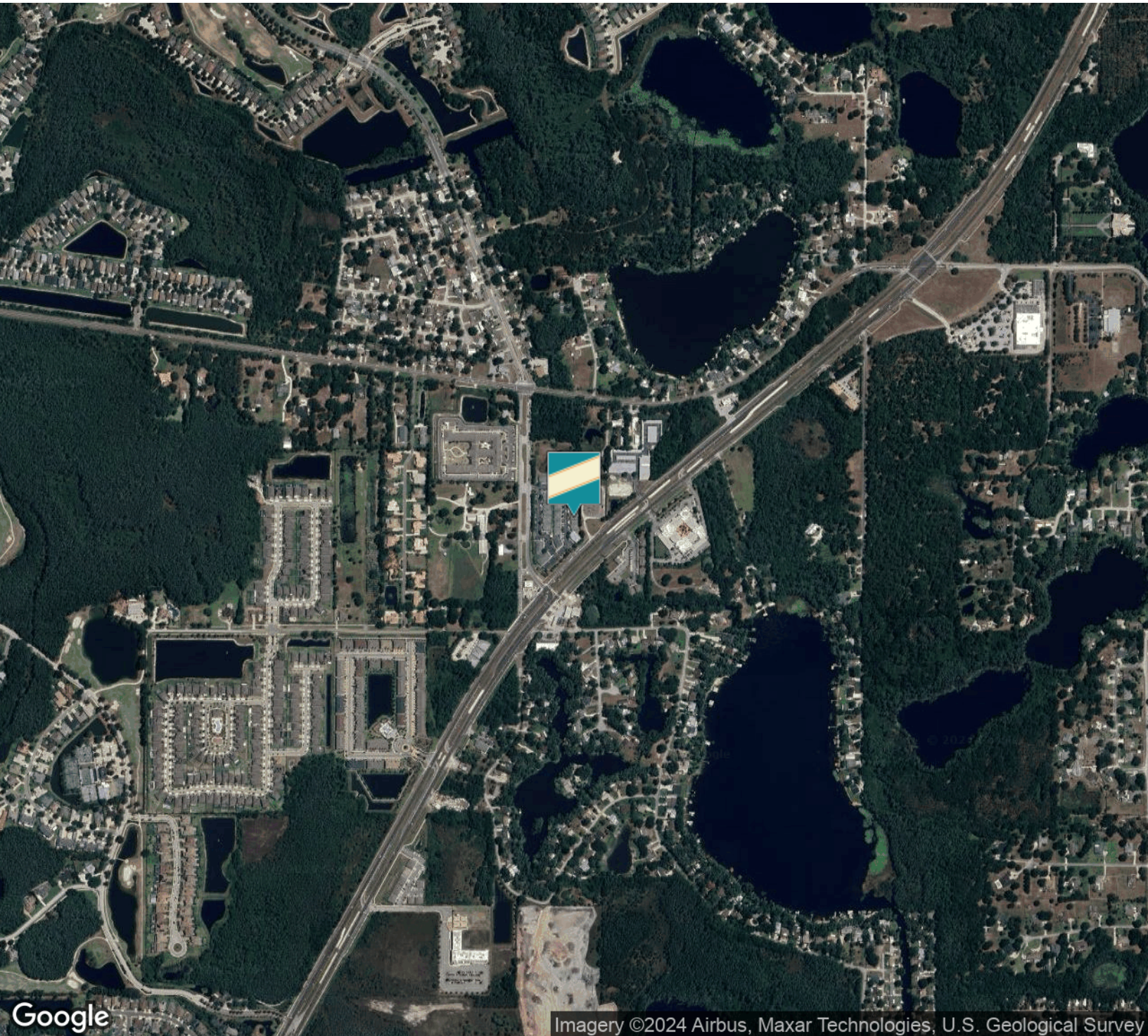




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**AERIAL MAPS**



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### SUNLAKE OFFICE PARK AERIAL



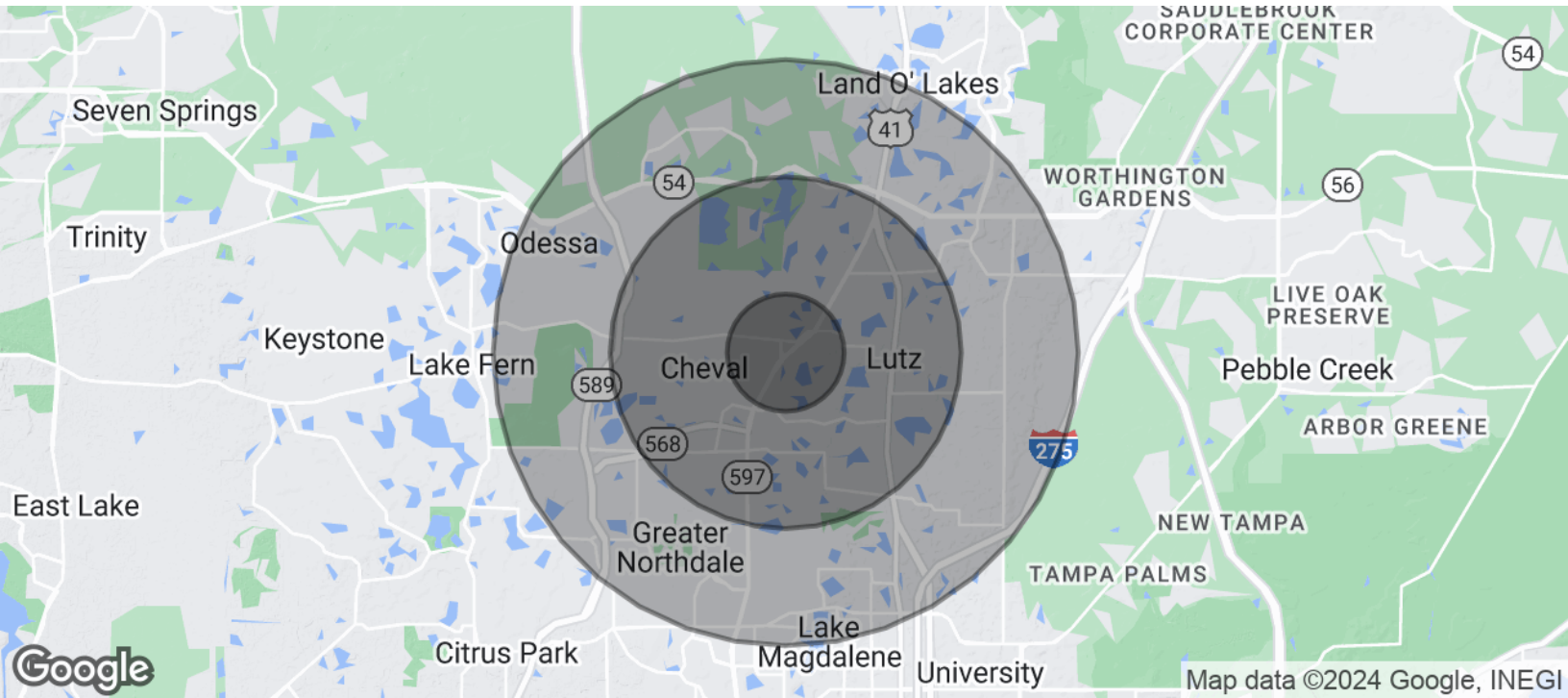
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### DEMOGRAPHICS MAP & REPORT



#### POPULATION

##### 1 MILE

##### 3 MILES

##### 5 MILES

Total Population	3,327	25,333	97,536
Average age	40.3	41.4	39.9
Average age (Male)	39.8	40.5	39.0
Average age (Female)	41.8	42.9	40.8

#### HOUSEHOLDS & INCOME

##### 1 MILE

##### 3 MILES

##### 5 MILES

Total households	1,132	9,400	37,181
# of persons per HH	2.9	2.7	2.6
Average HH income	\$115,412	\$98,455	\$88,393
Average house value	\$391,982	\$386,912	\$320,472

\* Demographic data derived from 2020 ACS - US Census





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### ADVISOR BIO & CONTACT 1

#### KARI L. GRIMALDI/ BROKER

President



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#### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing  
Medical Office Sales  
Retail Sales  
Industrial Sales  
Multifamily Investments  
Single NNN National Investments  
Land & Commercial Development  
Foreign Investors & Investment Specialist  
Seller Finance and Creative Financing  
1031 & Reverse Exchanges  
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

#### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

#### MEMBERSHIPS & AFFILIATIONS

REIC Member- Real Estate Investment Council  
CCIM Candidate- Certified Commercial Investment Member  
ICSC Member- International Council of Shopping Centers