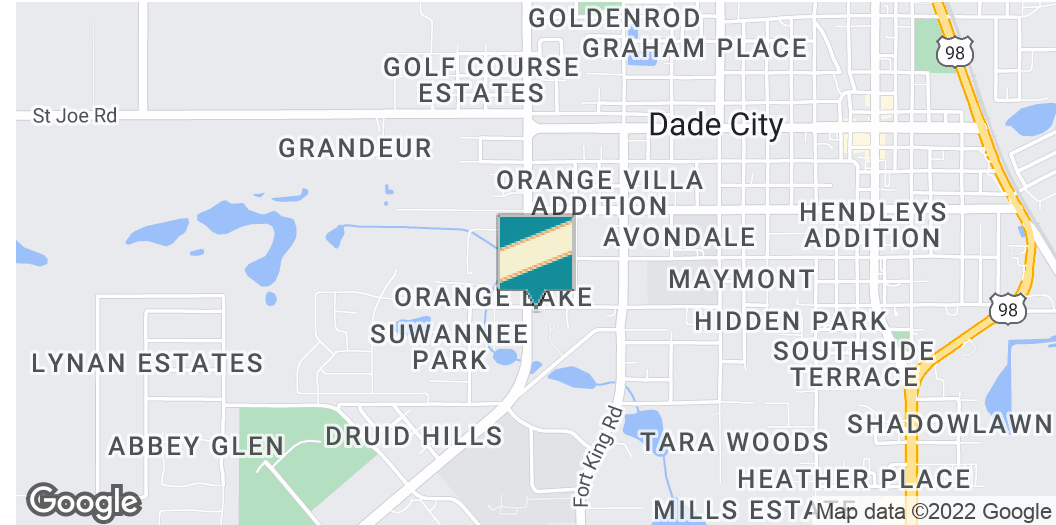




FREE STANDING COMMERCIAL BUILDING FOR SALE

37010 Coleman Ave , Dade City, FL 33525

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$199,000
Building Size:	1,320 SF
Lot Size:	0.6 Acres
Price / SF:	\$150.76
Zoning:	Store/Office/Residential

PROPERTY OVERVIEW

1320 SF free standing office with High Visibility and accessibility. This office consists of a small lobby area, 4 private offices, one restroom and a kitchen/break room. The building is sitting on .60 of an Acre and zoning allows of retail, residential and office use. Rare opportunity to purchase a commercial building for only 199,000! This would make a great owner user building for professional office use, medical office or even repurposed for either retail or residential. Land redevelopment opportunity as well as this is on a prime corner lot on state road 52.

George William

727.482.2818
 george@grimaldcommercialrealty.com

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Free Standing Building
- Corner Lot
- State Road 52
- Retail/office/residential Use
- .60 of an Acre



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located in Pasco County, Florida's Fastest growing County. Situated on a Corner lot on STATE ROAD 52 giving this property superior visibility and accessibility.



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37010 Coleman Ave , Dade City, FL 33525

PROPERTY DETAILS

Sale Price	\$199,000
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LOCATION INFORMATION

Building Name	Free Standing Commercial Building FOR SALE
Street Address	37010 Coleman Ave
City, State, Zip	Dade City, FL 33525
County	Pasco
Cross-Streets	SR 52 And Coleman Ave

BUILDING INFORMATION

Building Size	1,320 SF
Building Class	C

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Store/Office/Residential
Lot Size	0.6 Acres

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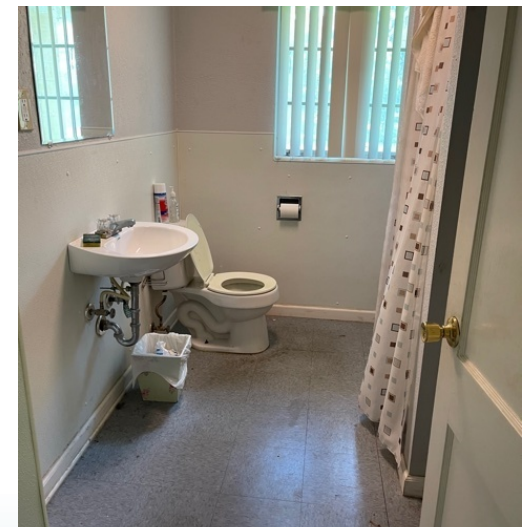
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ADDITIONAL PHOTOS



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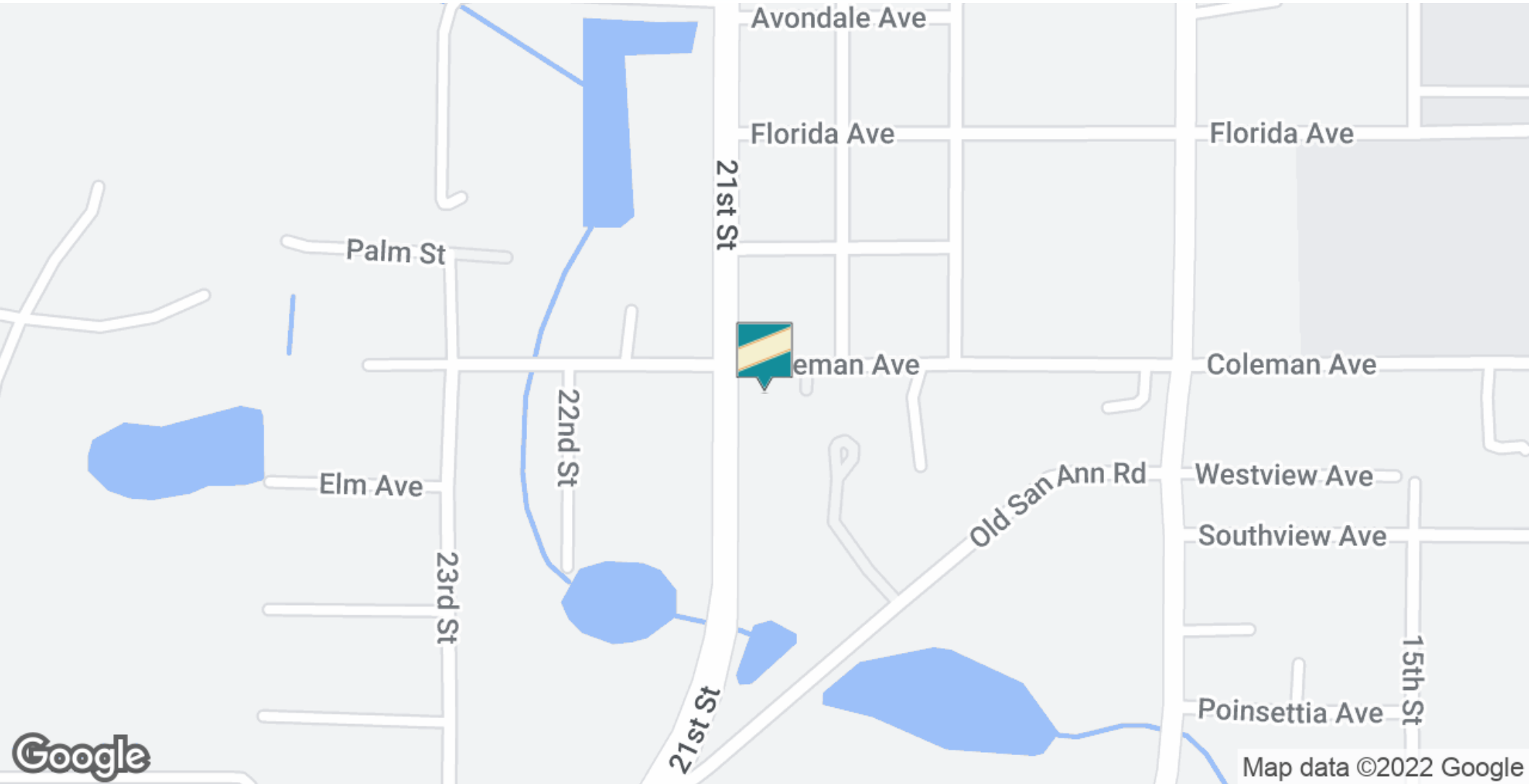
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FREE STANDING COMMERCIAL BUILDING FOR SALE

37010 Coleman Ave , Dade City, FL 33525

LOCATION MAP



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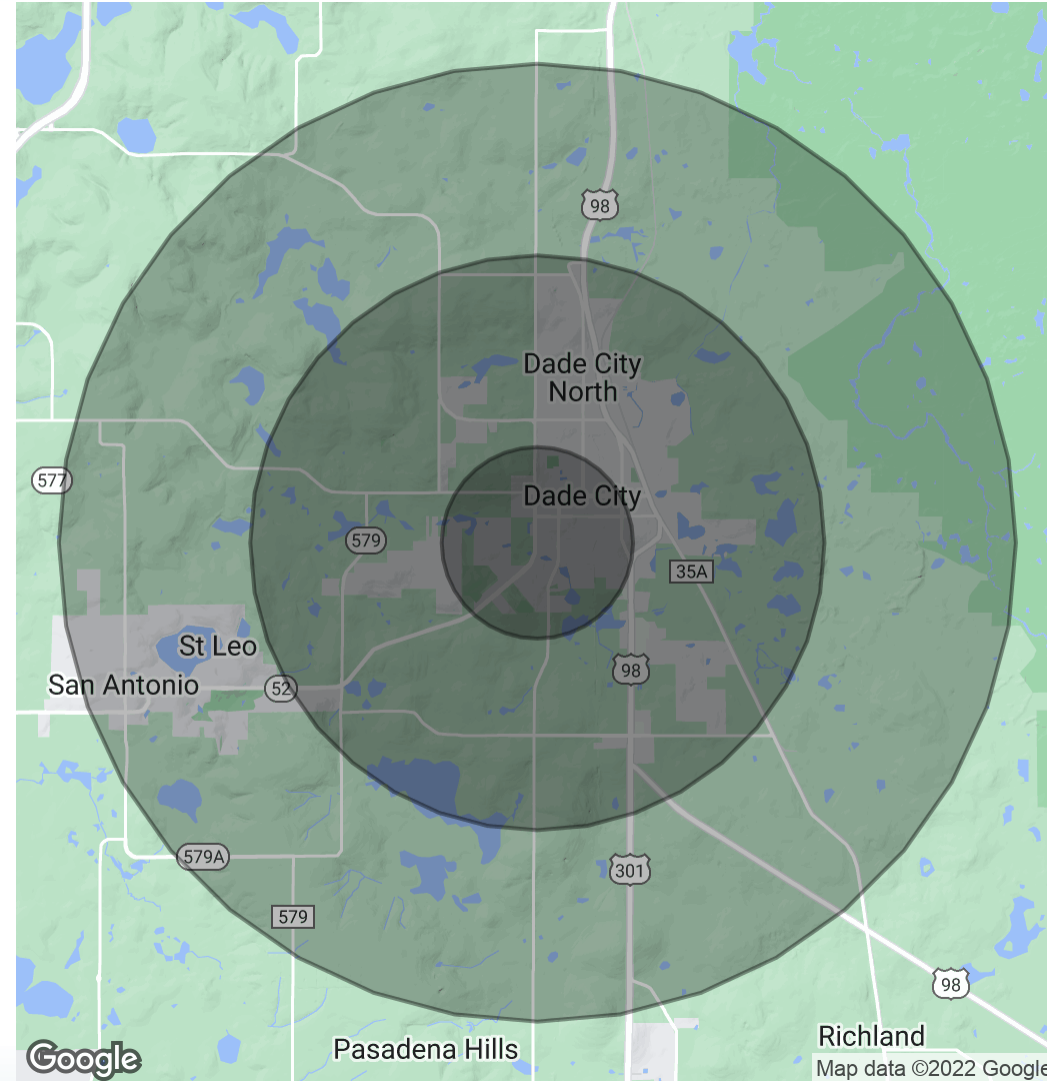
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,882	16,910	27,184
Average Age	29.9	32.2	36.9
Average Age (Male)	28.3	29.8	34.9
Average Age (Female)	31.5	35.1	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,180	5,165	8,894
# of Persons per HH	3.3	3.3	3.1
Average HH Income	\$47,579	\$51,715	\$57,489
Average House Value		\$298,267	\$286,211

* Demographic data derived from 2020 ACS - US Census



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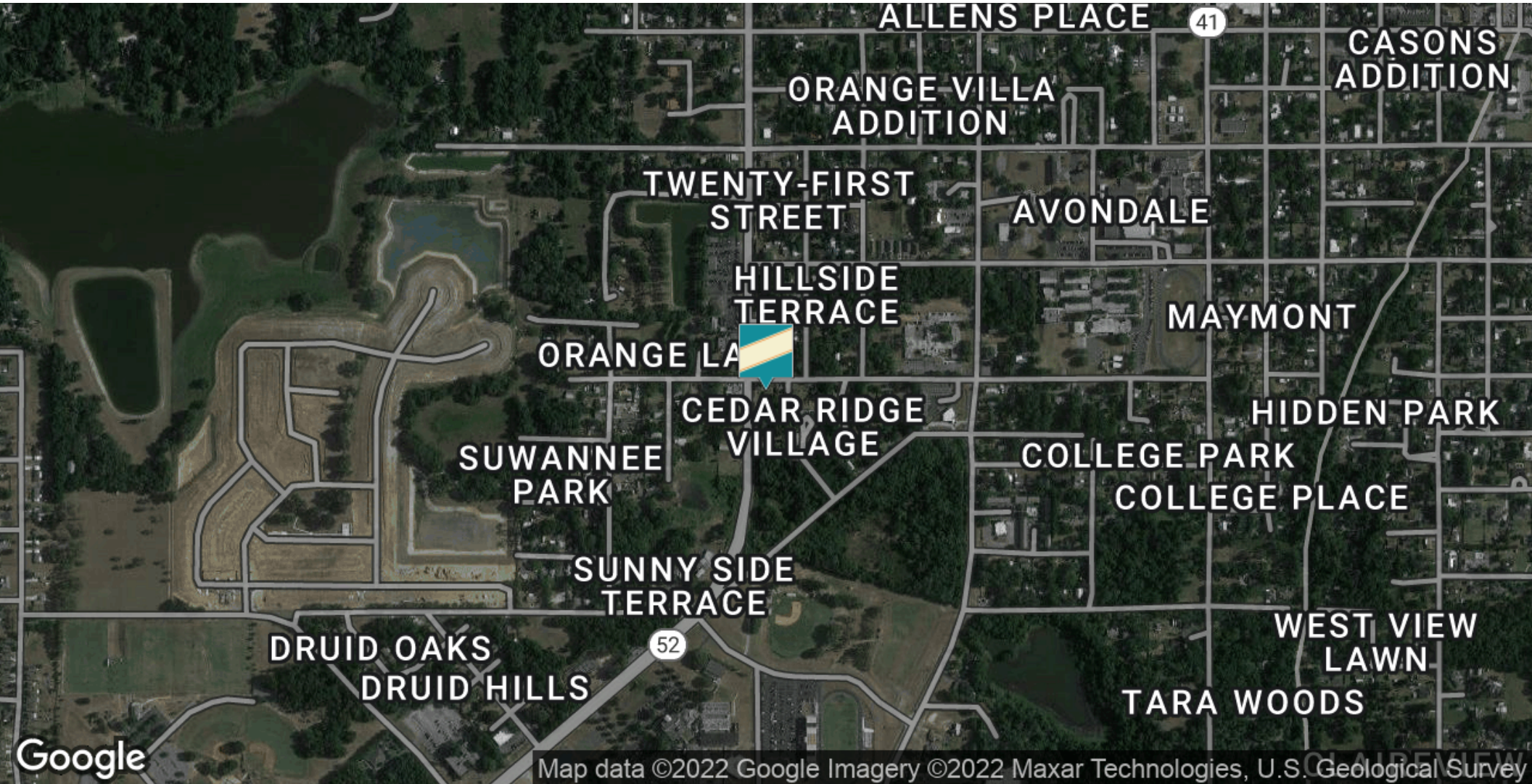
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AERIAL MAP



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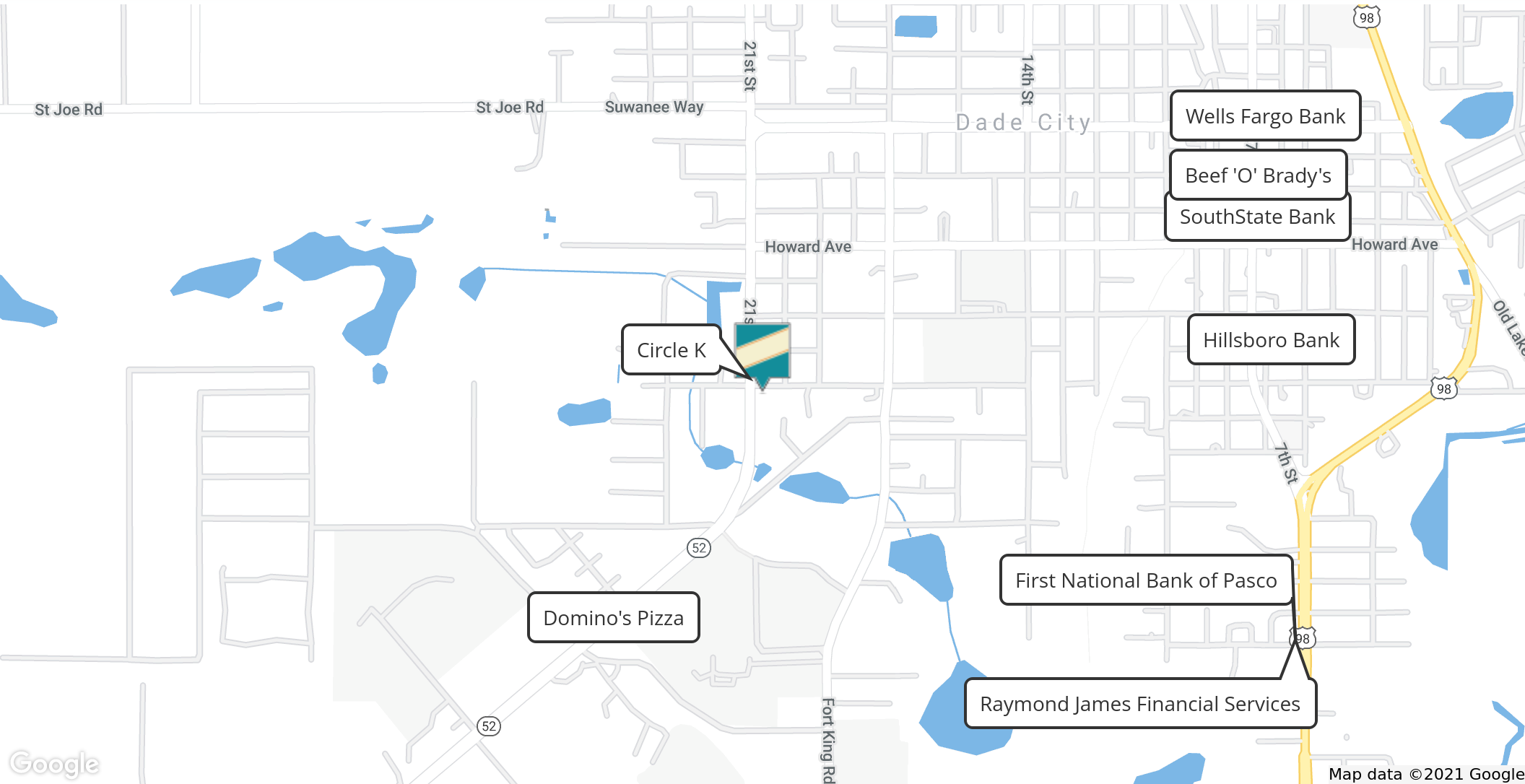
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RETAILER MAP



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ADVISOR BIO 1



GEORGE WILLIAM

Broker Associate

george@grimaldicommercialrealty.com

Direct: 727.482.2818

PROFESSIONAL BACKGROUND

George William has a passion and focus on Retail, Investment, and Industrial properties. Prior to joining Grimaldi Commercial Realty Corp., George gained invaluable knowledge as an experienced owner and operator of Retail Service Station Franchises in the Tampa Bay area.

His own experience buying, selling and leasing has given him a keen understanding of the needs of clients. George has also worked for two of the largest Financial Institutions in the nation where he gained an in-depth understanding of the lending process and lending instruments which benefits his clients.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

Grimaldi Commercial Realty Corp.

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