

# INVESTMENT FOR SALE



TAMPA  
COMMERCIAL  
REAL ESTATE

## 401 N Parsons Ave, Brandon. FL 33510



- Price: \$285,000 Cap Rate 8.5%
- Building 107 is a 2,100 sf full leased office condominium in a Professional Office Park
- Two Tenants—Suite A, Suite B; 1,050 sf ea.
- Located in densely populated Brandon, just North of Brandon Blvd
- Folio: 06943.0114
- Close to highways & Brandon Mall
- Confidential—Do not disturb Tenants

For more information please contact:  
Steven Silverman, Broker (813)785-3665  
Steven@TampaCommercialREalEstate.com

*Information is from sources deemed reliable and is correct to the best of our knowledge.  
Broker is not responsible for errors and omissions. Thorough Due Diligence is recommended*



For more information please contact:  
Steven Silverman, Broker (813)785-3665  
Steven@TampaCommercialREalEstate.com  
www.TampaCommercialRealEstate.com

*Information is from sources deemed reliable and is correct to the best of our knowledge.  
Broker is not responsible for errors and omissions. Thorough Due Diligence is recommended*

## Owners Statement

		Monthly	Annual
<b>INCOME</b>	Contour Salon	1,225	14,700
	Talent Corp	1,434	17,208
			31,908
<b>EXPENSES:</b>			
	Property Tax		3,073
	HOA Fee		4,400
	HOA Water	250	7,723
	<b>NET INCOME</b>		24,185
	<b>Cap Rate</b>		8.5%
	<b>Price</b>		285,000

- **Contour Salon** : Lease expiring Feb 2022 : Rent \$1,225/Mo with escalation of 3% every March. All maintenance is the responsibility of the tenant
- **Talent Corp** : Lease ending Oct 2021 : \$1,434/Mo with 3% escalation every Oct. All maintenance below \$1500 is the responsibility of the tenant
- Building Insurance is covered by the Condo Association
- New roof installed 2019

For more information please contact:  
 Steven Silverman, Broker (813)785-3665  
 Steven@TampaCommercialRealEstate.com  
 www.TampaCommercialRealEstate.com