

LAKEFRONT OFFICE BUILDING 8,200 sf SHELL

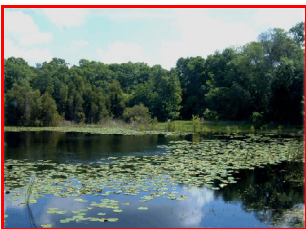
\$749,900

MLS #T2431242

PRICE REDUCED!!!!!!!

Welcome to The Magnolia Center, north Tampa's finest waterfront office park. Offered for sale is a luxurious **8,200 s.f.** (mol) two-floor **building shell** at **16017** North Florida Avenue. Create your custom floor plan with your own contractor! This traditionally designed, expansive building faces busy US Highway 41 (Florida Avenue) and features:

- hand-cast Corinthian columns which support two generous, covered entries
- both entries finished in red brick designed in a herringbone pattern
- recessed plant niches with sculpted Italian Cypress topiaries
- open first floor ready for any custom interior
- second floor open mezzanine with expansive lake views
- ultra-premium Elk Capstone roof
- generous, drive-up parking
- impact fees PAID!!



About The Magnolia Center. This four-building center is in a park-like, waterfront setting located about 8/10 mile north of Bearss and Florida Avenues. It is 3 minutes to I-275 and is 100% owner-occupied. Zoning and deed restrictions limit the buildings' use to professional or medical offices.

For additional photos and details, please go to www.tampaoffice.com and click on the "For Sale" tab.