



Palmwood Realty, Inc.

Commercial Investment Division

8245 River Country Drive ♦ Weeki Wachee, Florida 34607
(352) 597-2500 ♦ Fax (352) 597-4487

PROPERTY OFFERING

*******8411 BALM STREET*****
WEEKI WACHEE, FL 34607**



- Excellent Condition
- 5,520 Sq. Ft.
- Located Within An Established Office Park

ASKING PRICE: \$605,000.00

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.
This office is acting as a Transaction Broker in the sale of this property.)



Palmwood Realty, Inc.

Commercial Investment Division

8245 River Country Drive • Weeki Wachee, Florida 34607
(352) 597-2500 • Fax (352) 597-4487

PRESENTATION SHEET

LOCATION: *****8411 BALM STREET*****
WEEKI WACHEE, FL 34607

DESCRIPTION: A 5,520 Sq. Ft. Professional Building Formerly Occupied By Anytime Fitness. This Building Features Multiple Bathrooms, Male And Female Showers With Locker Rooms. The Building's Layout Allows For Multiple Build-out Scenarios To Accommodate A User Or Investor Looking To Subdivide Or Occupy The Entire Building. Since This Building Has Five 2.5 Ton A/C Units, The Cost To Subdivide The Space Becomes Very Affordable. This Unit Is Located Within An Established Professional Office Park With Cross Parking Easements, Which Makes It Well Suited Towards Development.

CONSTRUCTION: Single-Story Masonry Building, Monolithic Slab Foundation, Gabled Roof, Five Air Conditioning Units, Three Bathrooms, City Water and Septic.

AGE: Built In 2006.

CONDITION: Excellent.

PROPERTY SIZE: .75 Acres.

PARKING: 10 Plus P.O.D Cross Parking Easements.

ZONING: Commercial – Office Professional.

PROJECTED EFFECTIVE GROSS RENTAL INCOME (\$12.00 Per Sq. Ft.):	\$66,240.00
LESS VACANCY (6%):	\$3,974.00
EFFECTIVE GROSS RENTAL INCOME:	\$62,266.00

ESTIMATED FIXED EXPENSES:

Taxes..... \$8,000	Septic..... Tenant Pays	Maint (est)..... \$6,000
Electric....Tenant Pays	Refuse Tenant Pays	Mgmt..... \$5,300
Water.....Tenant Pays	Insurance (est) \$6,000	Reserve (3%) ... \$1,988

TOTAL FIXED OPERATING EXPENSES: \$27,288.00

NET INCOME BEFORE FINANCING: \$34,978.00

ASKING PRICE: \$605,000.00

REMARKS: THIS BUILDING IS LOCATED WITHIN A WELL ESTABLISHED AND HIGHLY VISIBLE OFFICE PARK. IT IS IDEALLY SUITED FOR AN ENTREPRENEUR, OWNER – OCCUPANT, OR INVESTOR LOOKING TO BUILD OUT AN EXISTING BUILDING INTO TWO OR THREE PROFESSIONAL OFFICES.

THIS IS AN EXCELLENT COMMERCIAL REAL ESTATE OPPORTUNITY.

MAKE OFFERS!!!

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.
This office is acting as a Transaction Broker in the sale of this property.)

“Servicing The Discriminating Investor”