



180 Pine Avenue North, Oldsmar, FL 34677

**\$1,200,000**

**Executive office space for sale cap rate 6.62%**

Executive Office | 6.62% CAP | 3178 SqFt



Bryant Mercier  
FL BK3477383



Listing Added: Today  
Listing Updated: Today



Details

|                |                   |               |        |
|----------------|-------------------|---------------|--------|
| Asking Price   | \$1,200,000       | Property Type | Office |
| Sub Type       | Office            | Class         | B      |
| Square Footage | 3,178             | Buildings     | 1      |
| Sale Condition | For sale by owner |               |        |

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Marketing description

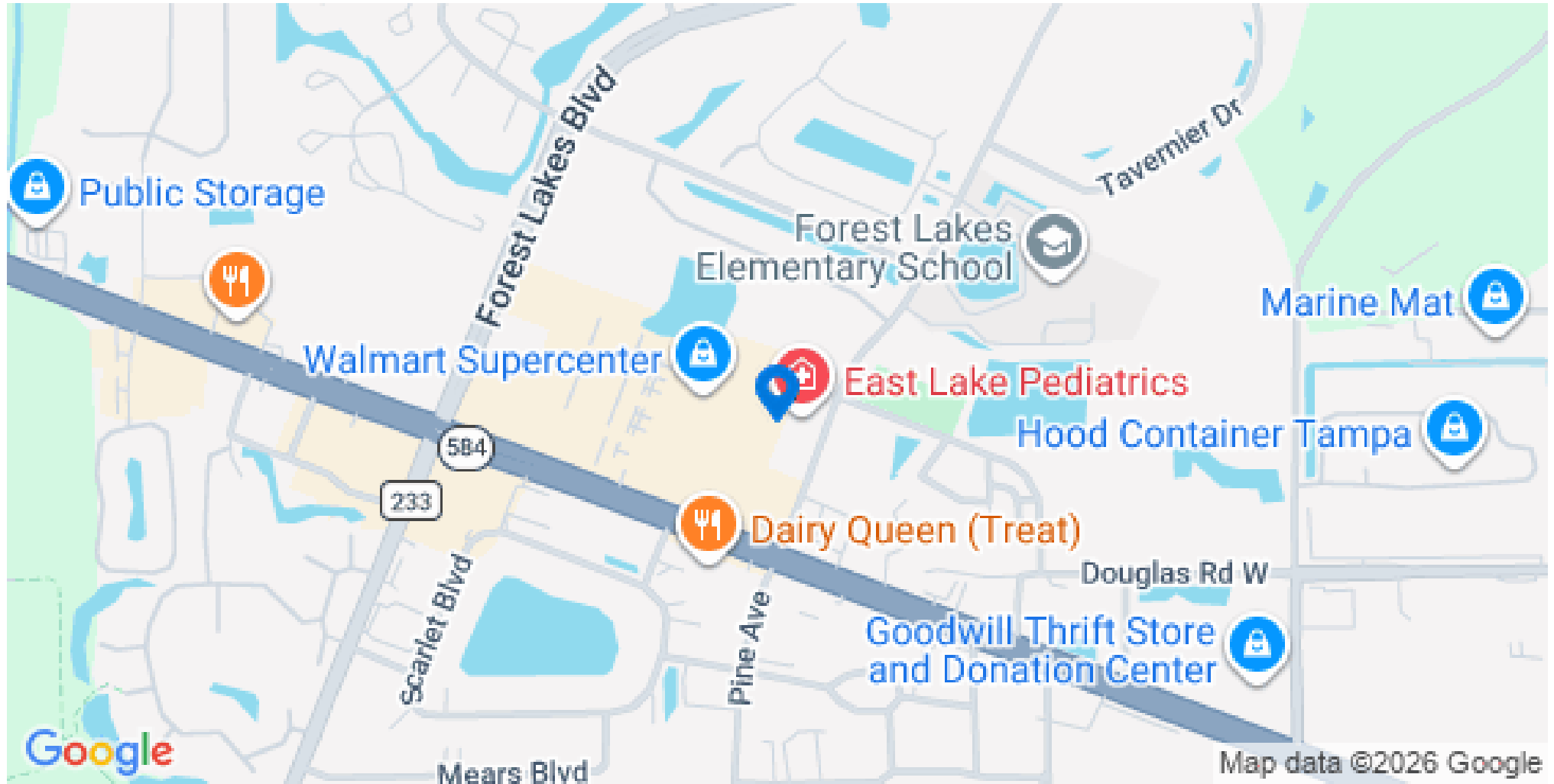
Property currently has a tenant until 12/01/2027. Great investment for owner user or lease option @ a 6.6 cap rate

180 Pine Ave is a free-standing professional office building in the well established Cypress Lakes Professional Center, ideally located just off Tampa Road in Oldsmar. Office was a Law office, this building is ideal for another law office, CPA, financial services or a variety of other professional uses. This building offers seven private offices, a spacious glass-walled conference room, open work areas, a dedicated break area, and a welcoming lobby. Quality finishes throughout create a modern, turnkey environment ready for immediate occupancy. Generous on-site parking is available, along with three Tesla charging stations located at the front of the building. Surrounded by established professional offices and offering convenient access to major thoroughfares, this property combines functionality, visibility, and long-term value in a prime location.

## Investment highlights

- single tenant or professional user space for individual offices
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- 3 Tesla charging stations dedicated for this buildings exclusive use
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- Wired and set up for a generator
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- Built out attic space for storage
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- 7 private offices
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- open call center area
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- One large glass-walled conference room
- 
- 2 bathrooms
- 
- Centrally located in the Tri County area

## Location (1 Location)



## Property Photos



