

Fischbach **LAND COMPANY**

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**BRANDON
SALON
SUITES**

1,920 SF



Property Overview

Excellent investment opportunity located in the medical district of Brandon, FL. This highly occupied 1,920 SF masonry building features 9 suites, 4 restrooms, and 25 parking spaces. The property is currently 89% occupied with 1 suite recently vacant, the suites are individually leased to health and beauty professionals on primarily month to month basis. The building is centrally located and within walking distance to Brandon Regional Hospital and several other medical professional offices and retail uses. Just one block off of State Road 60, which runs East/West directly through Tampa and into Clearwater, and under 3 miles to the I-75 on ramp.



www.FischbachLandCompany.com/BrandonSalonSuites

Property Highlights



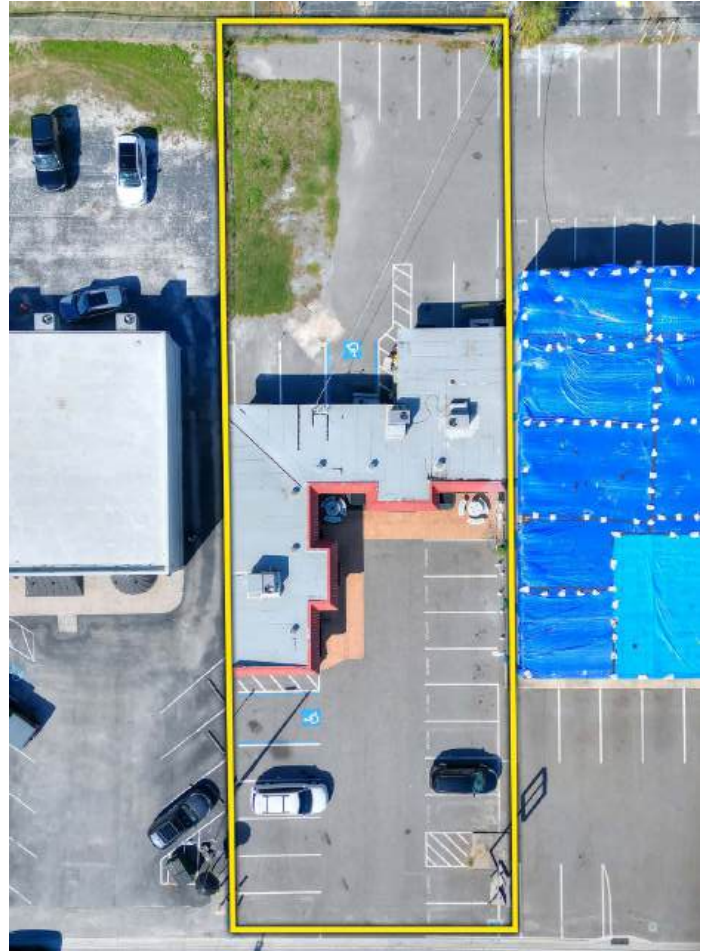
Walking Distance to Medical and Retail



High Occupancy



Under 3 miles to I-75



Price	\$525,000	Utilities:	Hillsborough County
Property Type	Commercial Buildings	Road Frontage	55± feet on W Robertson Street
Size	0.26± Acres	Property Taxes	\$4,958.63 (2024)
Zoning	CG	Building Age	1964
Future Land Use	UMU-20	Type of Construction	Masonry
Property Address	146 W Robertson Street, Brandon, FL 33511	Building Size	1,920 SF
County	Hillsborough	Total Offices/ Suites	9 (10 Leasable Spaces)
Folio/Parcel ID	071708-0000	Parking	25 Spaces
STR	27-29-20	Tenancy	89% Occupied

Lease Summary

Unit	Square Footage	Pro Forma Per Month	Pro Forma Annual
1	197 SF	\$1,180.00	\$14,160.71
2	140 SF	\$780.00	\$9,360.00
3	110 SF	\$520.00	\$6,240.00
4	133 SF	\$740.00	\$8,880.00
5a	96 SF	\$400.00	\$4,800.00
5b	96 SF	\$400.00	\$4,800.00
6a	69 SF	\$380.00	\$4,560.00
6b	69 SF	\$300.00	\$3,600.00
7	66 SF	\$740.00	\$8,880.00
8	90 SF	\$600.00	\$7,200.00
Total (USD)		\$6,040.00	\$72,480.00

Operating Expenses	
Property Taxes:	\$4,958.63
Insurance:	\$7,056.68
Utilities:	\$5,974.32
Supplies:	\$1,293.48
Trash:	\$1,175.26
Repairs & Maintenance:	\$3,759.86
Total Operating Expenses:	\$24,218.23

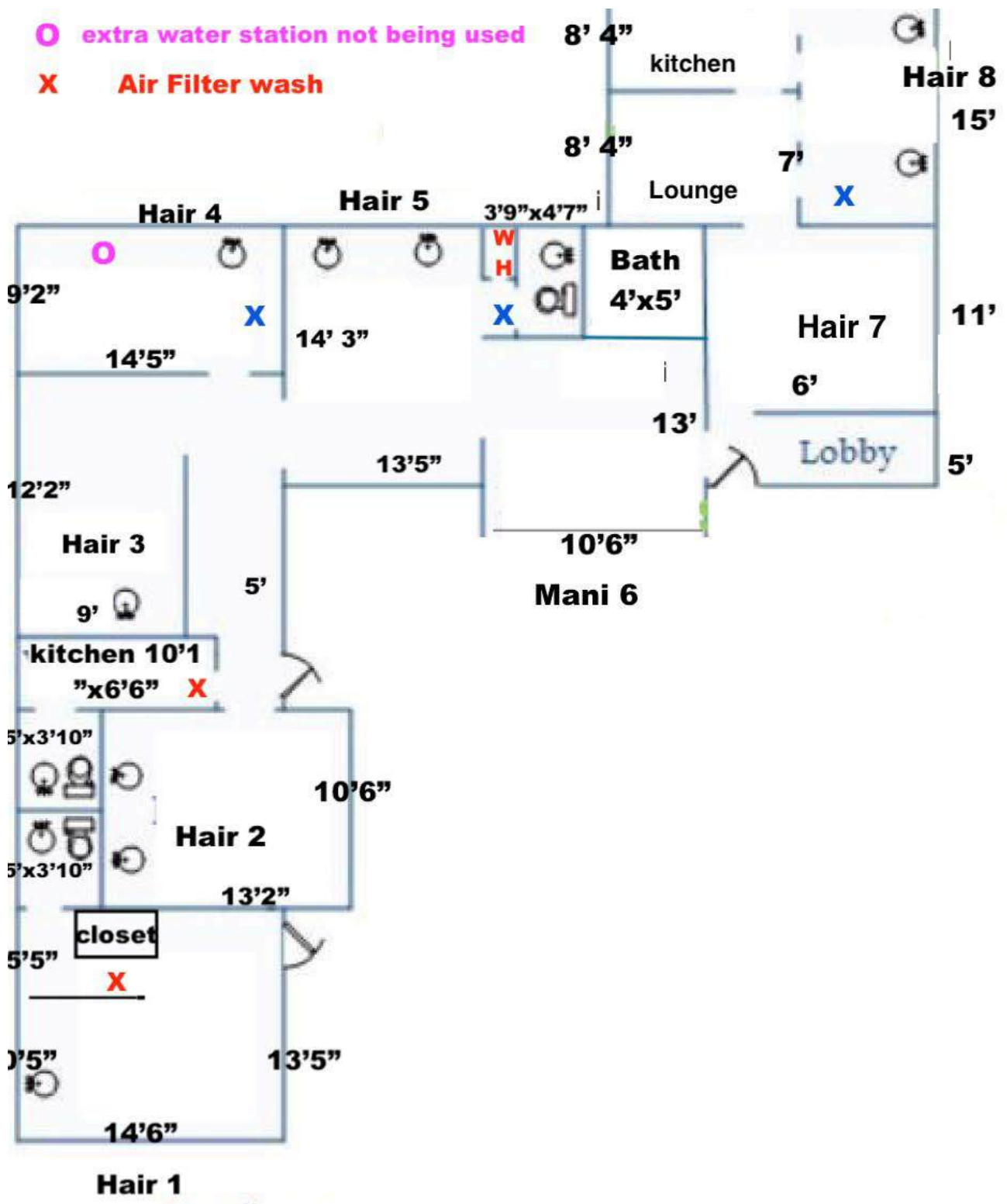
Income	
Potential Gross Income:	\$72,480.00
2024 Gross Income:	\$58,198.80

Landlord/Tenant Responsibilities:

Landlord: Utilities, insurance, property tax, common area cleaning, restroom supplies, break area appliances

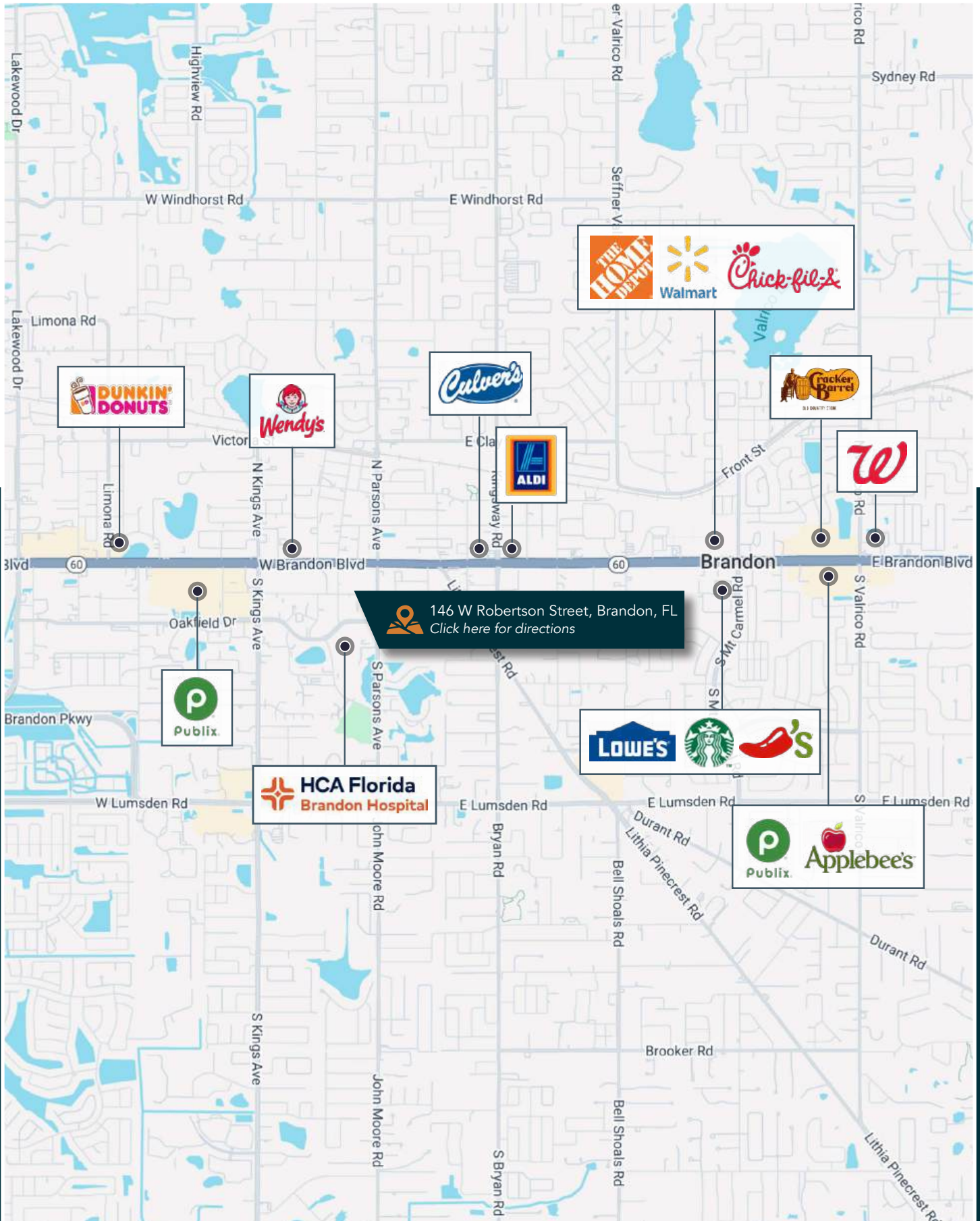
Tenant: Cleaning of leased space, care and maintenance of furniture and equipment

Floor Plan



Photos





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