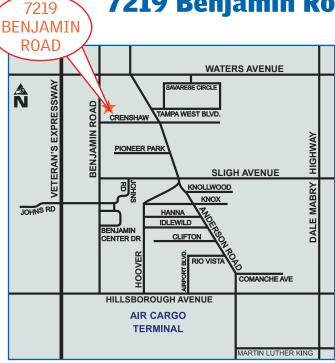
## 9,900 Sq. Ft. Flex Building FOR SALE



## BENJAMIN PROFESSIONAL CENTER 7219 Benjamin Road • Tampa, FL 33634



**TOTAL SIZE:** 9,900 Sq. Ft.

YEAR BUILT: 1987

CONSTRUCTION: Concrete Block

LAND SIZE: .83 ACRE

NUMBER OF TENANTS: 7

**SALE PRICE:** \$1,917,868

**GROSS OPERATING INCOME:** \$122,065

**TOTAL OPERATING EXPENSES:** \$35,761

**NET OPERATING INCOME:** \$86,304

CAP RATE 4.5%

## **Industrial Property Group, Inc.**

Licensed Real Estate Broker

www.ipgcommercialrealty.com

2202 N. Westshore Blvd. • Suite 200 • Tampa, FL 33607

FOR MORE INFORMATION CONTACT:

**CRAIG M. CAPO**Cell: 813,335,3361

Cell: 813,454,1619

craig@ipgcommercialrealty.com kelli@ipgcommercialrealty.com

