

# Multi-Tenant Building FOR SALE



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

7219  
BENJAMIN  
ROAD



<b>TOTAL SIZE:</b>	9,900 Sq. Ft.
<b>SALE PRICE:</b>	\$1,779,000
<b>GROSS OPERATING INCOME:</b>	\$122,065
<b>OPERATING EXPENSES:</b>	\$35,761
<b>NET OPERATING INCOME:</b>	\$86,304
<b>CURRENT CAP RATE:</b>	5%

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**PROJECTED\* NET INCOME:** \$173,866

\* The projected income is based on new leases at a \$13.95 NNN market lease rate

### Industrial Property Group, Inc.

Licensed Real Estate Broker

[www.ipgcommercialrealty.com](http://www.ipgcommercialrealty.com)

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

FOR MORE INFORMATION CONTACT:

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**KELLI HATTON**

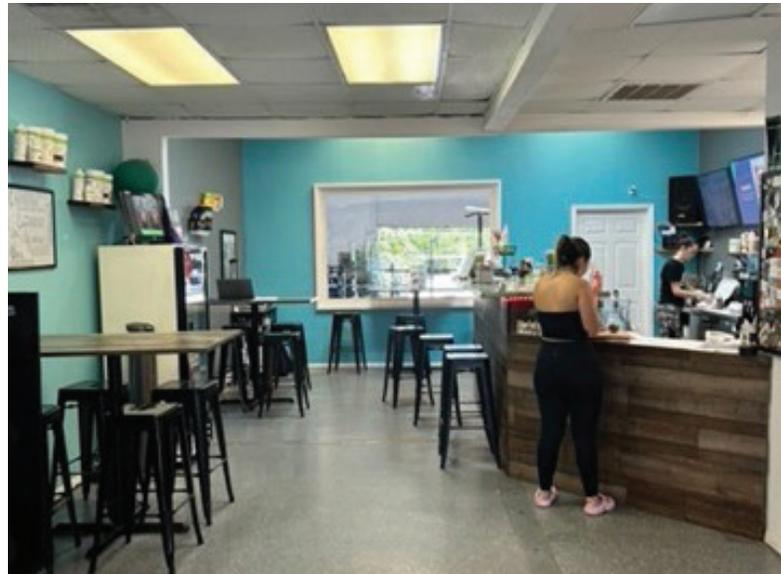
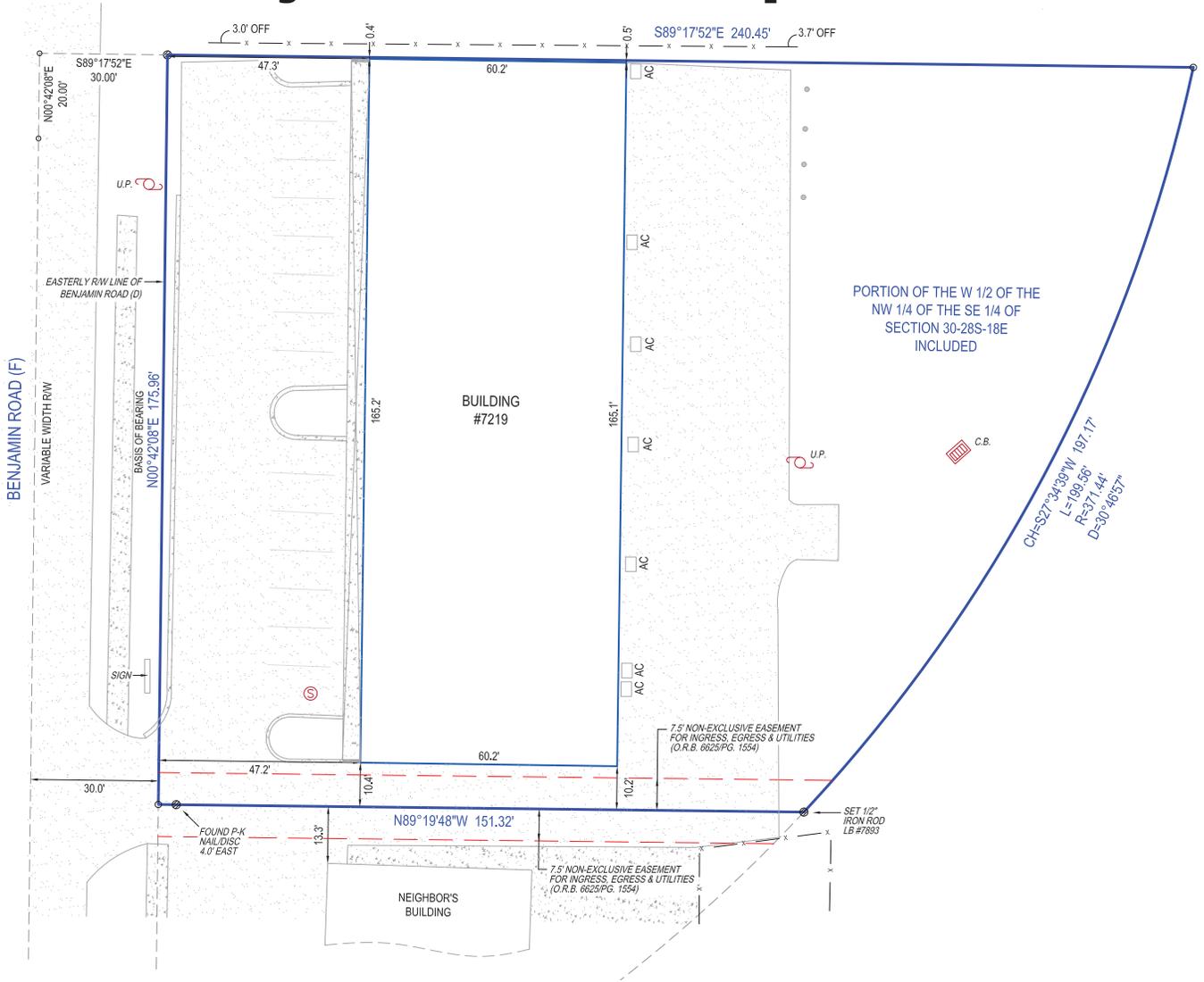
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