

# 34 RENTAL TOWNHOME COMPLEX

FOR SALE - \$4,699,000

**Smith &**  
Associates Commercial

## PINE LANDING VILLAS, SEFFNER, FL



Excellent opportunity to purchase a 17 building, 34 unit townhome development spread over approximately 6 acres in the expanding Seffner area in Hillsborough County

About 13 miles East of downtown Tampa, Seffner serves as a suburban haven for commuters; while still characterized by towering live oak trees and strawberry farms and lakes, this small town has been growing rapidly, with housing subdivisions now dotting the once rural landscape

All units are identical, with 3 bedrooms and 2 ½ baths, each about 1,372 square feet and with a one car garage; two units per building

Built in 2004/2005, the buildings feature block construction on the first floor and frame on the second floor and are in nice condition

While all townhomes are separately platted and deeded, they are all owned by one party and operated as a rental complex; the potential remains to sell off the units individually

**STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY, AS THE TENANTS ARE UNAWARE OF A POTENTIAL SALE**

*Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.*

**PAT CALHOON, COMMERCIAL BROKER | CALHOON COMMERCIAL GROUP**

Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels

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There is a homeowner's association out of which the owner pays for management, landscaping, repairs, etc; the rental amount includes the dues

All units are separately metered for utilities, and there are laundry hookups in each garage

A detailed rent roll and income/expense information is available with an executed non-disclosure statement

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