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*Commercial  
Real Estate Services  
From Local to Global  
Since 1998*

For further information  
regarding this property,  
please contact:

**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



# Dade City Medical Building For Lease



## **13424 FORT KING ROAD, DADE CITY, FL 33525**

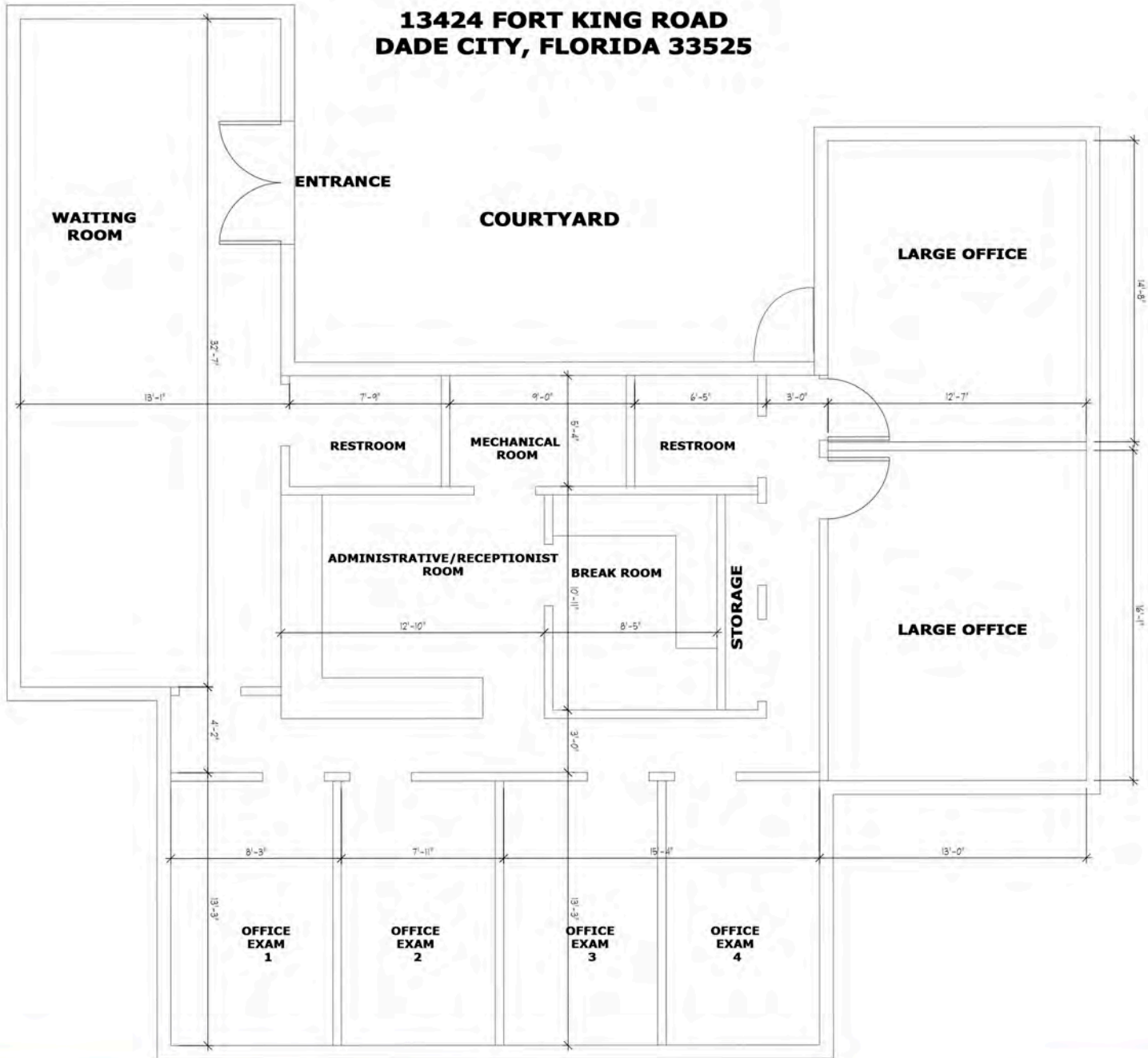
- 2,000+SF, CB/Stucco Construction, contemporary style design
- Across the Pasco High School and Stadium
- Floor plan consists of a large entrance / waiting room with high ceiling and high glass panels - reception /check -in and 4 exam rooms with upper/lower cabinets and sinks-break Room physician's treatment room (can be conference/training) - storage - 2 RR and a large outdoor courtyard in front of the building entrance.
- Ample Parking
- \$12.00/SF, NNN, plus state sales tax



## DADE CITY, FLORIDA – MEDICAL BUILDING FOR LEASE

Property Identification:	DADE CITY MEDICAL	
Property Address:	13424 Fort King Road Dade City, FL 33525	
Property Location:	East side of Fort King road, between Dixie Avenue and Royal Oak Lane, 3 blocks North of BayCare Health Center and across the Pasco High School and stadium.	
Property Type:	Free standing medical building	
Size Building/Features:	2,000 $\pm$ SF, CB/Stucco construction, contemporary style design - built 1978 – full renovation completed Winter 2015 to include tile flooring throughout, new paint, new RR fixtures, new countertops, etc.  Floor plan consists of large entrance/waiting room with high ceiling and high glass panels - reception/check-in 4 exam rooms with upper/lower cabinets with sinks – breakroom – <b>large physician's</b> office - large treatment room (can be conference/training) – storage – 2 RR - outdoor courtyard in front of the building entrance – signage on existing pylon.	
Utilities:	Municipal water and sewer.	
Zoning:	RI02 (Professional/Medical offices – Dade City, Pasco County	
Property Folio:	34-24-21-0000-07600-0010 Pasco County	
Parking:	Ample	
Comments:	Prime medical building within a 2-building medical complex with high visibility, accessibility and signage on existing pylon. This building is ready for immediate occupancy.	
Lease Rate:	\$2,000.00/month, NNN, plus State sales tax	
Contact:	Maria Mahoney FL Licensed RE Broker 863 619-6740	Will Daniel Commercial Associate 813 695-7371

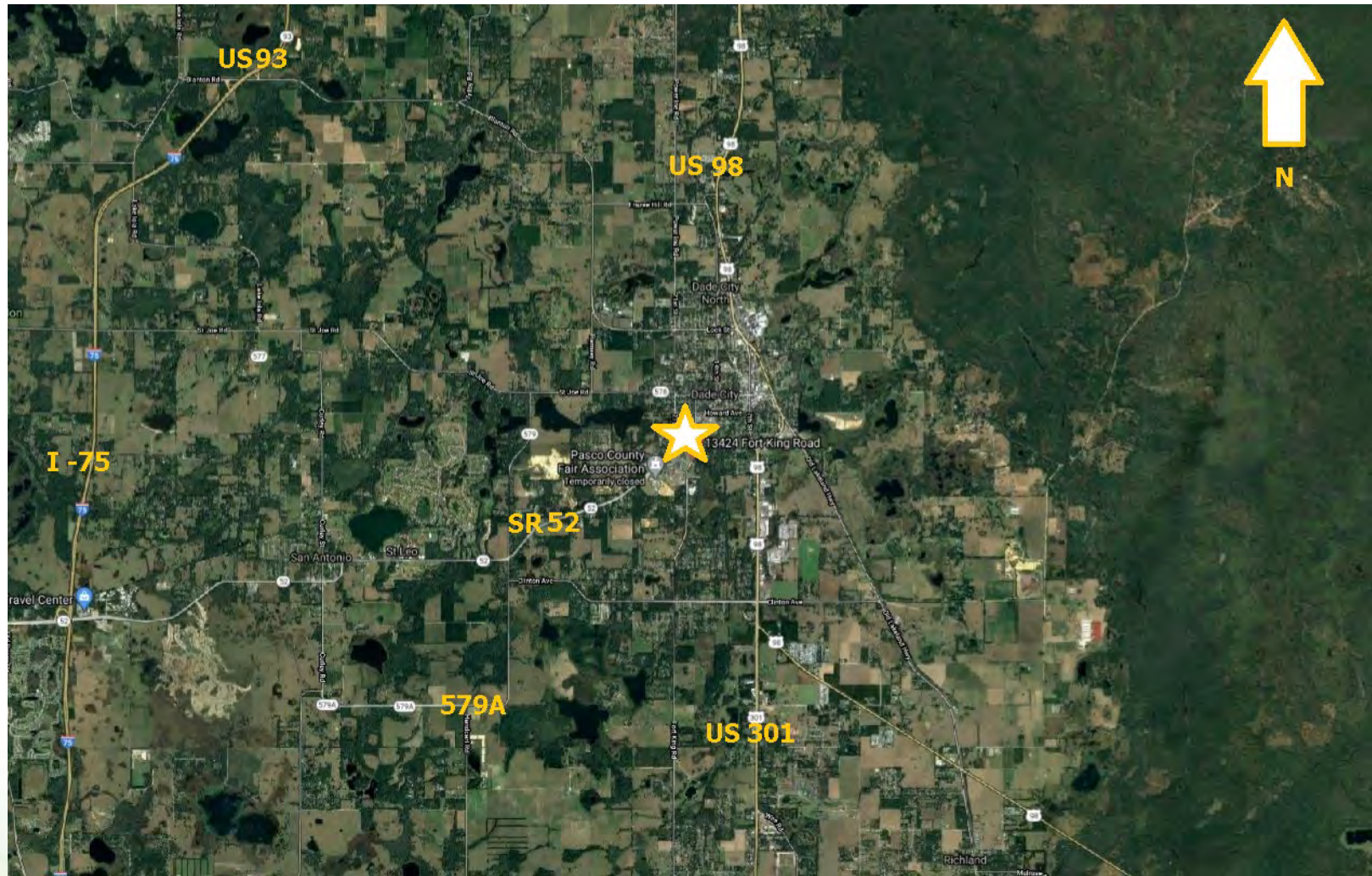
**13424 FORT KING ROAD  
DADE CITY, FLORIDA 33525**





# ***13424 FORT KING ROAD***

## ***DADE CITY, FL 33525***



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



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