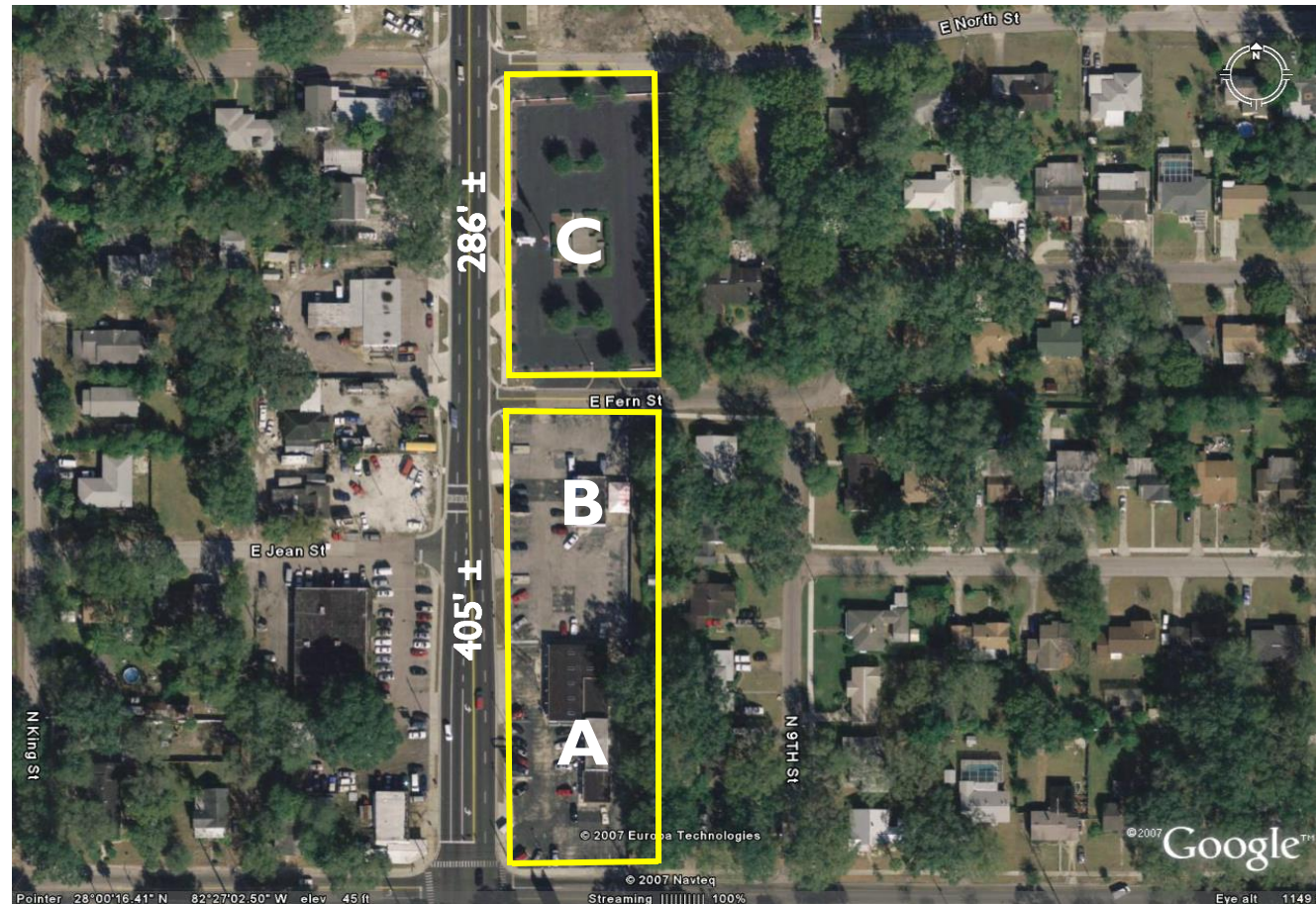


Terry Cramer & Sons Auto Dealership Properties

6201, 6211 & 6307 N. Nebraska Avenue, Tampa, FL 33604



- Property consists of three parcels
- Building "A" is the 7,474± SF main building with 6 bays (new roof) on 26,828± SF of land
- Building "B" is 1,424± SF – Potential for Buyer to lease out as separate unit on 26,760± SF of land
- Lot "C" is a 47,796± SF paved lot with 4 entrances, large sign, and flag also available separately for a ground lease at \$48,000/year
- All equipment & furniture included: 4-lifts, alarm system, video cameras, etc.
- 12 offices, customer lounge, payment center, break room, file room – potential of 15 offices with partitions

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	14,814	138,952	309,709
Average HH Income	\$45,086	\$39,482	\$44,593
Median Age	36.8	35.7	34.3

Thomas G. Chamblee
Senior Land Specialist
tchamblee@colliersarnold.com

Colliers Arnold
4350 W. Cypress St. Suite 300
Tampa, FL 33607
Tel: 813.221.2290
www.colliersarnold.com

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Terry Cramer & Sons Auto Dealership Properties

6201, 6211 & 6307 N. Nebraska Avenue, Tampa, FL 33604



FOR SALE

Available for Sale – 8,898± SF Buildings with 2.33± Acres Land

- Established family run business operating since 1976
- Traffic Count: 29,000 FDOT ADT 2006
- Price Reduced - \$2,225,000 plus value of current accounts receivable (approximately \$950,000.)
- Includes a repair shop called "Fair Repair"
- Beautiful offices, tremendous road frontage, excellent visibility on signalized corner (Hanna & Nebraska)
- Zoned CI(Commercial Intensive)
- Land Use HC24 on A, B & C (16,796 ± SF is R-10 on rear of Lot C)
- Please DO NOT DISTURB the employees.

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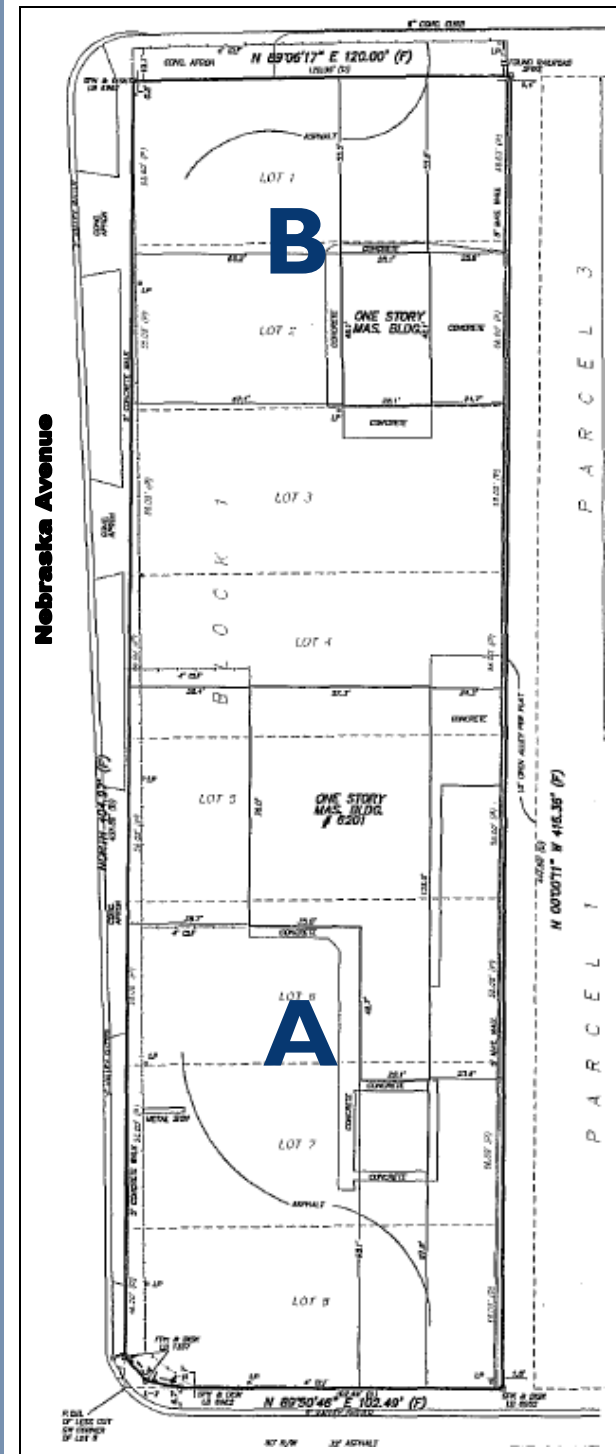
Sales & Leasing | Investment | Property Management | Site Selection | Valuation | Consulting

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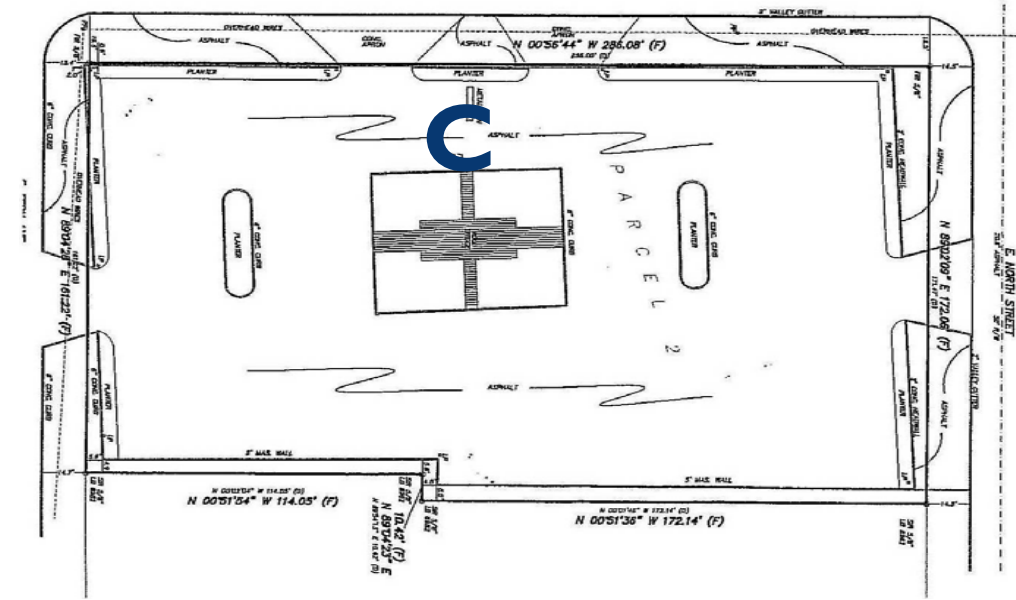
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Surveys & Pictures

6201 & 6211 N. Nebraska Avenue

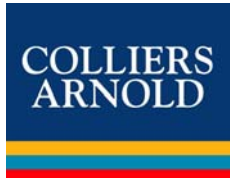


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