

T2835341 2908 BELL SHOALS RD, BRANDON, FL 33511**County:** Hillsborough**Status:** Sold

Property Subtype: Retail
Business Type: Church
Ownership: Corporation
LP/SqFt: \$79.17

Backups Requested: No

List Price: \$1,990,000
Year Built: 1977
Com Trans Terms:
Com Trans Type: Commercial Sale
Special Sale: None
Lease Rate/Price:
ADOM: 376 **CDOM:** 376

Net Leasable SqFt: 0
Flex Space SqFt:
Office Retail Space SqFt:

Heated Area: 22,963 SqFt
Total Area: 25,135 SqFt
Sold Date: 11/30/2017
Sold Price: \$1,725,000
SP/SqFt: \$68.63
Leased Amount: \$1,725,000

New Construction: No

1987 -> 500 SEAT SANCTUARY with Platform, Pulpit, Communion table & Retractable Screen -- Padded Pews - 19 x 2 Central rows & 12 x 2 Outer rows -- Natural light from High Side Windows -- MEDIA ROOM above clock -- BAPTISTRY with change rooms -- 1977 -> 150 Seat MULTI-FUNCTION HALL -- 16 CLASSROOMS & OFFICES -- Large gathering ATRIUM between the Sanctuary & Fellowship Hall -- The Large FELLOWSHIP HALL has a Tiled Floor -- Fully Equipped Large KITCHEN -- Large NURSERY with TV Monitor -- Secure Fenced Outside PLAYGROUND -- Pastors STUDY & BOARDROOM -- Men's & Women's BATHROOMS with Ladies POWDER ROOM -- Main North & South Entrances - also an East & 2 West Exits -- 60 PARKING BAYS with the Overflow Parking all around the rear 'dry retention pond' -- Irrigation well in rear for landscape -- 22,963 / 25,135 Heated & Total Sq/Ft respectively on a 5.37 ACRE LOT -- Electronic road-side Sign to advertise services & times -- The Church is surrounded by popular residential communities, in the heart of Brandon / Valrico - also close to Lithia & Riverview -- The Church is in SAFE flood-zone 'X' - no flood insurance required -- Welcome HOME!!!

Land, Site, and Tax Information**SE/TP/RG:** 02-30-20**Subdivision #:****Tax ID:** U-02-30-20-ZZZ-000002-76450.0**Taxes:** \$1,054.00**Book/Page:** 54-56**Alt Key/Folio #:****Legal Desc:** S 297 FT OF N 891 FT OF E 3/8 OF SE 1/4 OF NE 1/4 LESS E 30 FT FOR RD TOGETHER WITH LOT BEG 495 FT W & 594 FT S OF NE COR OF SE 1/4 OF NE 1/4 AND EXT S 297 FT AND W 293 FT**Road Frontage:** Country Road**Add Parcel:** No**# of Add Parcels:****Utilities Data:** Electricity Connected**Parking:** Over 30 Spaces**Lot Dimensions:****Water Frontage:** No**Water Access:** No**Water View:** No**Zoning:** ASC-1**Future Land Use:****Zoning Comp:****Tax Year:** 2016**Complex/Comm Name:****Flood Zone:** X,A**Additional Tax IDs:****Section #:** 02**Block/Parcel:** 2**Front Exposure:****Lot #:** 073184**Mill Rate:** 19.0900**Front Footage:****Land Lease Fee:****Lot Size SqFt:** 233,917**Lot Size Acres:** 5.37**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Interior Information****Floors:****A/C:** Central Air**Heat/Fuel:** Central, Electric**Total Number of Buildings:** 1**Ceiling Height:****# Offices:****Freezer Space YN:** No**Exterior Information****Ext Construction:** Metal, Stucco**Roof Construction:** Metal**Electric Service:** 110 Volts, 220 Volts, 3 Phase**Miscellaneous:** Bathrooms, Fencing, Kitchen Facility, Loft, Seating, Trash Removal**# of Bays:****# of Bays Grade Level:****# of Bays Dock High:****Income and Expense****Realtor Information****List Agent:** [Smiley Papenfus](#)**List Agent E-mail:** SmileyPapenfus@gmail.com**List Office:** [Signature Realty Associates](#)**Original Price:** \$2,100,000**List Date:** 08/15/2016**Previous Price:** \$2,100,000**Owner:** BELL SHOALS CHURCH OF CHRIST**Contract:** 08/26/2017**Selling Agent:** [Smiley Papenfus](#)**Sold Date:** 11/30/2017**SP/SqFt:** \$69**Terms:** Conventional**Spec List Type:** Exclusive Right To Sell**Single Agent:** 2.5%-\$330**Realtor Info:** Survey Available**Confidential Info:****Showing Instructions:** Appointment Only, Occupied, Use ShowingTime Button**Driving Directions:** From Bloomingdale go half mile N on Bells Shoals - church on left**Realtor Remarks:** 5% Listing -- Hit the show button -- Give reasonable notice, preferably 24 hours -- If you don't get a response quickly enough call me -- Sellers disclosure ATTACHED -- Executive Title -- Square footage from county records -- Unbranded Quick Virtual Tour has 'High Quality Pictures' to FWD to your client ==> www.QuickVirtualTour.US/BellShoals2908.pdf**List Agent ID:** 261536700**List Agent Fax:** 813-643-5776**List Office Fax:** 813-643-5776**Price Change:** 10/08/2016**Owner Phone:****Days to Cont:** 376**Sell Office:** [SIGNATURE REALTY ASSOCIATES](#)**Sold Price:** \$1,725,000**Seller Credit:** \$0**Bonus:****Non-Rep:** 0.5%**List Agent Direct:** 813-689-3115**List Agent Cell:** 813-765-6145**List Office ID:** 673900**List Office Phone:** 813-689-3115**LP/SqFt:** \$79.17**Expiration Date:** 08/31/2017**Listing Type:** Exclusive Right To Sell**Exp Clsg Date:** 11/30/2017**Days to Closed:** 472**SP/LP Ratio:** 87**Bonus Exp Date:****Trans Broker:** 2.5%-\$330