

\$1,350,000 - 3717 Turman Loop 101 & 102, WESLEY CHAPEL

MLS® #TB8331425

\$1,350,000

0 Bedroom, 0.00 Bathroom, 4,000 sqft

Commercial Sale on 0.10 Acres

REDFERN PROFESSIONAL CENTER,
WESLEY CHAPEL, FL

This exceptional 4,000 sq ft professional office building, comprised of two separate units, lets you utilize one unit while generating income from the other or rent the vacant unit out to double the monthly income! This 2 unit building is ideally situated within the prestigious Redfern Professional Park with Seven Oaks. Its strategic location offers unparalleled visibility and access, making it an ideal choice for medical or professional practices. Key Location Advantages: Gateway to Seven Oaks: Located at the entrance to the 4,200-residence community of Seven Oaks. Healthcare Hub: Directly across from Advent Health Hospital and just one mile from the future Bay Care Hospital.

Rapidly Growing Area: Surrounded by significant residential developments including Porter Ranch, Estancia, and 13,500 additional residences.

Convenient Access: Only 2 miles from the intersection of SR 56 and Bruce B. Downs, and the Wiregrass Shopping Center.

Community Proximity: Just ¼ mile from Seven Oaks Elementary School and a short drive to New Tampa.

Building Features:

This meticulously maintained building is ideally suited for medical use, featuring pre-installed plumbing and Cat-5 cabling throughout. Each



of the two units offers:

- 7 private offices
 - Reception area with waiting room
 - Kitchen area
 - Storage rooms
 - 2 bathrooms
 - 2 dedicated A/C units
 - Additional rear access/exit doors for each unit
- Investment Highlights:
- Sinks can be added to any office

This property presents a compelling investment opportunity due to its:

- High Visibility: Prime location within a thriving professional park.
 - Strong Demographics: Surrounded by affluent and growing residential communities.
 - Healthcare Proximity: Ideal for medical professionals seeking proximity to major hospitals.
 - Flexible Layout: Two separate units offer flexibility for single or multiple tenants.
- This professional office building offers a rare combination of location, features, and potential. Contact us today for more information or to schedule a viewing.

Built in 2007

Essential Information

MLS® #	TB8331425
Price	\$1,350,000
Sold Price	\$1,300,000
Date Sold	October 24th, 2025
Bathrooms	0.00
Square Footage	4,000
Acres	0.10
Year Built	2007
Type	Commercial Sale

Sub-Type	Office
Status	Sold

Community Information

Address	3717 Turman Loop 101 & 102
Area	Zephyrhills/Wesley Chapel
Subdivision	REDFERN PROFESSIONAL CENTER
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33544

Amenities

Parking	Common, Ground Level, Lighted
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Interior

Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Foundation	Slab
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Additional Information

Date Listed	January 7th, 2025
Days on Market	158
Zoning	MPUD

Listing Details

Listing Office	LPT REALTY
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