

\$625,000 - 615 Bryan Road, BRANDON

MLS® #J986874

\$625,000

6 Bedroom, 7.00 Bathroom, 3,070 sqft

Residential on 0.82 Acres

UNPLATTED, BRANDON, FL

Exceptional NNN Investment Opportunity â€“
Assisted Living Facility in Brandon, FL

This 6-bedroom, 6.5-bathroom Assisted Living Facility presents a prime investment opportunity, secured by a long-term national tenant operating under a NNN lease since 2009. The tenant has committed to a lease extension through 2028, featuring a scheduled rent escalation.

The 3,738 SF property sits on 0.8 acres and includes a two-car garage, a whole-home generator, and a scenic walking path around a spacious yard. Recent capital improvements include a new roof (2025) and HVAC system (2024) and Whole Home Generator, ensuring long-term asset stability.

Strategically positioned just 3 miles from I-75 and minutes from Brandon Towne Center Mall, this property offers excellent accessibility and market demand. An ideal addition to any investment portfolio, this asset is particularly well-suited for 1031 exchange buyers seeking stable, passive income with a creditworthy tenant.

Built in 1995

Essential Information

MLS® #	J986874
Price	\$625,000



Sold Price	\$625,000
Sold Date	March 17th, 2025
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	3,070
Acres	0.82
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	615 Bryan Road
Area	Brandon
Subdivision	UNPLATTED
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-6129

Amenities

# of Garages	2
--------------	---

Interior

Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Lighting
Roof	Shingle
Foundation	Block

Additional Information

Date Listed	March 17th, 2025
Days on Market	224

Zoning

RSC-6

Listing Details

Listing Office

STELLAR NON-MEMBER OFFICE

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 29th, 2025 at 5:39am EDT