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TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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2303 E. 4TH AVENUE
TAMPA, FL 33605 | FOR SALE

MIXED-USE, RESIDENTIAL/ OFFICE
Traditional-Style Bungalow in Historic Ybor City!

• **2,424 SF | YC-7 | .11 AC LOT** •
LOCATED IN A QUALIFIED HUBZONE



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

INVESTMENT OPPORTUNITY

Zoning is YC-7. Mixed Use: The purpose of the YC-7 sub-district is to allow the development of land uses that are consistent with the adopted future land use element of the Tampa Comprehensive Plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed use development, including residential, which while restricting the more intense commercial and industrial uses, contribute to the appropriate mix of land uses needed to ensure a viable economic base for the historic district. General Commercial. This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts. Minimum lot size is 10,000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.



PROPERTY INFORMATION

- Sale price: **\$299,000**
- Folio number: **189380-0000**
- Site Improvements: **2,424 SF**
- Lot Size: **4,800 SF (.11 acres)**
- Lot Dimensions: (approx.) **50' x 96'**
- Zoned: **YC-7 (Mixed Use)**
- Traffic: **15,000 VTD (2022 AADT) N. 21st St.**
- 2022 Taxes: **\$2,660.83**
- Freestanding 2,424 SF mixed-use building
- Highest and best use: Professional office with residential use
- Renovation ready
- Great signage opportunities



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: \$299,000/

Price per SF: \$123.35

Purchase Options: Cash, Hard Money, SBA, Conventional

Expenses: Available Upon Request

Purchase Terms and Options: Contact Broker for Details

LOCATION

Street Address: 2303 E. 4th Avenue

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count/ Cross Streets: 15,000 VTD (2022 AADT) N. 21st Street

Market: Tampa-St. Petersburg-Clearwater

Sub-market: East Central Tampa

THE PROPERTY

Folio Number: 189380-0000

Zoning: YC-7 (Mixed-Use)

Current Use: Residential/ Mixed Use (Office)

Site Improvements: 2,424 GSF :: 2,184 HSF

Lot Dimensions: (approx.) 50' x 96'

Lot Size: 4,800 SF :: Total Acreage: .11 acres

Parking: Onsite- driveway and street parking

UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2022

Taxes: \$2,660.83

THE COMMUNITY

Community/ Subdivision Name: East Central Tampa

Flood Zone Area: X

Flood Zone Panel: 12057C0358J



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PROPERTY PHOTOS



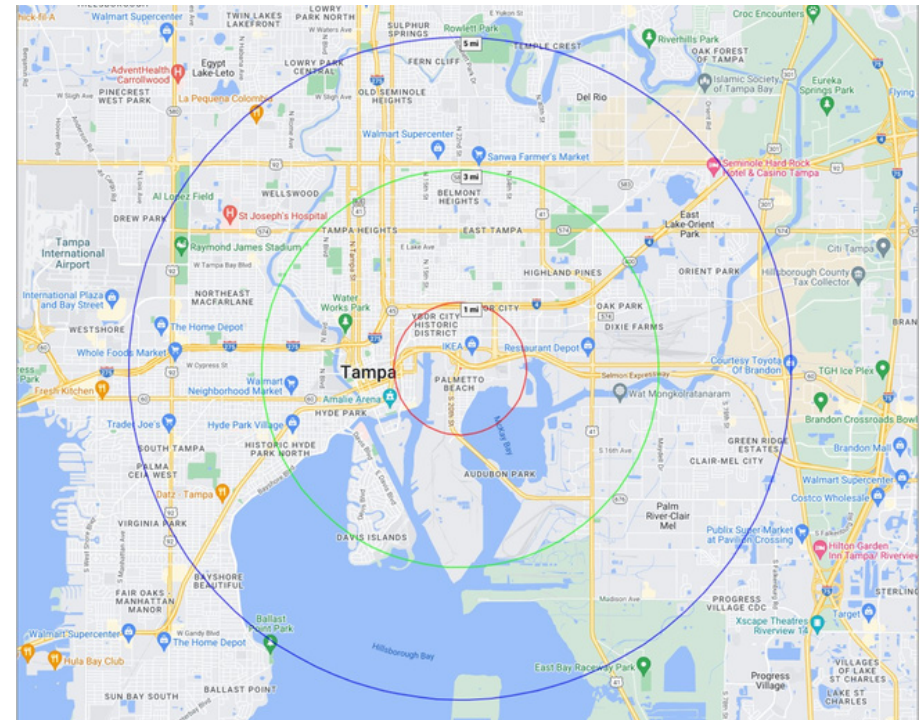
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AREA HIGHLIGHTS | DEMOGRAPHICS

- Excellent visibility and frontage directly on E. 4th Avenue
- 50' of E. 4th Avenue frontage
- Located in a Qualified HubZone (providing long-term tax benefits to tenants and business owners)
- Buzzing residential and business district that is frequented by local & regional visitors
- Quick commute to Downtown Tampa, Centro Ybor, Channel District and the surrounding East Tampa Area
- 5 minutes (approx.) to Downtown Tampa
- 15 minutes (approx.) to Tampa International Airport
- 1 mile to Interstate 275 South (at 22nd Street)
- 0.2 miles westbound on ramp of Selmon Expwy.
- Located immediately north of Adamo Drive
- 15,000 vehicles pass daily along N. 21st Street
- Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares
- Convenient access to several major thoroughfares including N. 22nd Street, Adamo Drive/ SR 60, N. 34th Street, N. 40th Street along with easy accessibility to Interstate 4, Interstate 275 S., Selmon Expressway and all the Greater Tampa Bay Area
- 2023 Total Population | 7,653 - 1 Mile | 91,041 - 3 Mile | 230,901 - 5 Mile



POPULATION	1 Mile	3 Miles	5 Miles
Total population	7,653	91,041	230,901
Average age	34.6	34.7	36.8
Average age (Male)	35.1	34	35.8
Average age (Female)	33.6	36.1	38.1

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	4,476	42,647	103,607
# of persons per HH	1.7	2.1	2.2
Average HH income	50,730	64,304	69,891
Average home value	193,178	230,599	257,150

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

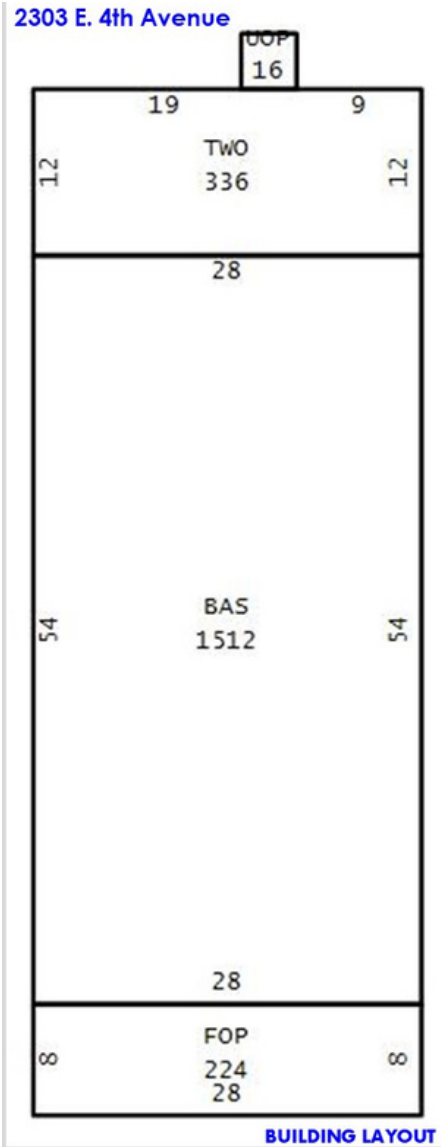
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HUBZONING | MAPS & DIRECTIONS

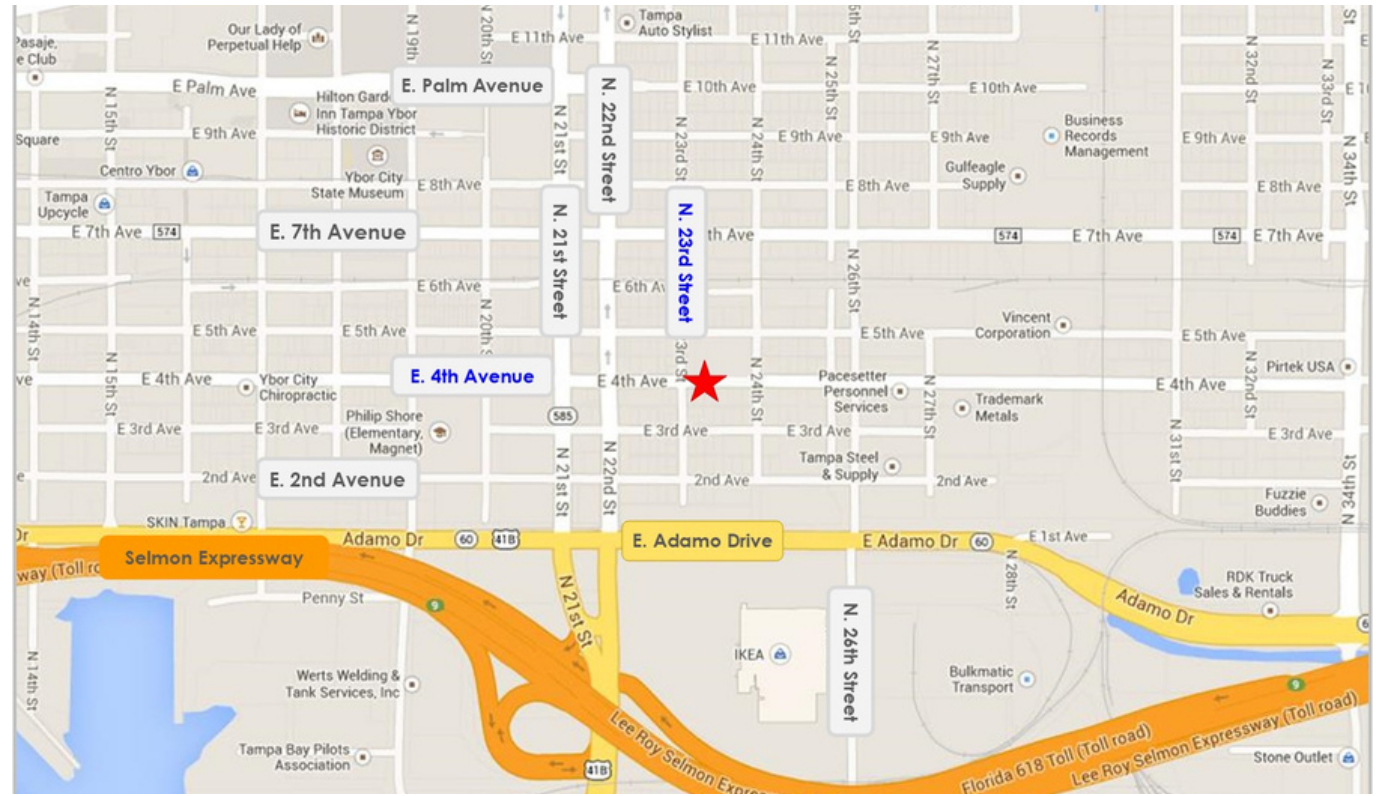


QUALIFIED HUBZONE

Qualified HUB Zone- Fueling the growth of small businesses in historically underutilized business zones, the HUBZone program provides certifications for preferential access to federal contracts- providing long-term tax benefits to tenants and business owners.

DRIVING DIRECTIONS

From Downtown Tampa. Take Selmon Expwy, east. Take exit 9, US 41/ 22nd Street (towards Port of Tampa). Head east to N. 20th Street/ US Hwy. 41/. Turn left. Head north on 22nd Street to E. 4th Avenue, turn right. Arrive at the property on the right. 2303 E. 4th Avenue.



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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

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How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL



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