



4020 W. OSBORNE AVE.
TAMPA, FL 33614

- FOR SALE -
\$429,000/

BUILDING: 1,795 GROSS SF | LOT SIZE: 3,000 GSF

**FREESTANDING :: RETAIL/ OFFICE
BUILDING :: DREW PARK**



**brokerage
done
differently**

813-935-9600

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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FINANCIAL & TERMS

Status..... **Active**
Price..... **\$429,000**
Terms..... **For Sale**

LOCATION

County..... **Hillsborough**
Street Number..... **4020**
Street Name..... **W. Osbone**
Street Suffix..... **Avenue**
City..... **Tampa**
State..... **FL**
Zip Code..... **33614**
Market..... **Tampa Bay**
Sub-market..... **Tampa**

THE COMMUNITY

Neighborhood..... **Drew Park Area**
Community/Subdivision Name..... **3IP | Drew Park RE Plat of**
Flood Zone Area..... **X - Moderate to Low Risk Areas**
Flood Zone Panel..... **12057C0332J**
Traffic Count..... **68,200 Dale Mabry & Osborne**

PROPERTY DETAILS

Folio Number..... **107861-0000**
Type..... **Commercial**
Gross Total Land..... **3,000 GSF**
Gross Total Building..... **1,795 GSF**
Lot Dimentions..... **60'X 50'**
Year Built..... **1953**
Frontage..... **60'**
Depth..... **50'**
Class..... **D- Wood Frame**

UTILITIES

Electricity..... **Teco**
Water..... **City of Tampa**
Waste..... **City of Tampa**
Communications..... **Frontier/Verizon**

Property Style

Stories..... **1**
Property Style..... **Owner user**
Current Use..... **Industrial/Retail**
Zone..... **IG- Industrial General**

TAXES

Tax Year..... **2023**
Estimated Taxes..... **\$2,984.70**

LEGAL DESCRIPTION

DREW PARK RE PLAT OF LOT 2 LESS S 100 FT BLOCK 17



Property boasts endless possibilities and opportunities for a Start-up, Relocation site or an Expansion location!

- Freestanding 1,795 SF commercial building
- Highest and best use: Retail Storefront, Professional Office or an Office Showroom
- Zoned IG (General Industrial)
- .068 acre lot
- Entire building/warehouse insulated and or A/C'd
- Customizable floorplan and ADA restroom
- Onsite storage
- Fully gated and fenced for security
- Terrific signage opportunities
- Tremendous visibility
- Tremendous upside potential



INDUSTRIAL | RETAIL | OFFICE | IN AN OPPORTUNITY ZONE

- Located ½ mile west of N. Dale Mabry Hwy.
- 60' of W. Osborne Avenue Frontage
- Located in a Qualified Opportunity Zone
- 62K vehicles pass daily at the Osborne Ave./ Dale Mabry Hwy. Intersection
- Buzzing residential and business district that is frequented by local & regional visitors
- The area is also steadily growing with new retail, multi-family and single-family development and is surrounded by a diverse mix of commercial commerce, schools and residential communities.
- Minutes from Town N Country, Carrollwood and Egypt Lake
- Quick accessibility to major thoroughfares, ie... N. Dale Mabry Hwy., W. Hillsborough Avenue, W. Dr. Martin Luther King Jr. Blvd., Tampa Bay Blvd., N. Lois Avenue along with excellent accessibility to the Veteran's Expwy., Downtown Tampa, Interstate 275 and all the Greater Drew Park/ Pinecrest Area
- Tampa International Airport, Downtown Tampa, Mid-Town, South Tampa, West Tampa, Pinecrest and Egypt Lake Neighborhoods are all a short commute away
- You'll be 10 minutes (approx.) to Tampa International Airport, 6 minutes to Interstate 275 South and 6 miles northwest of Downtown Tampa
- Surrounding population of 97,621 residents within 3 miles of the property



The property is located in a bustling industrial area with proximity to Tampa International Airport; in an area of town that is experiencing tremendous revitalization, growth, and new development.

POPULATION	1 Mile	3 Miles	5 Miles
Total population	5,426	97,621	302,943
Average age	40.1	39.4	38.5
Average age (Male)	39.9	38.1	37.7
Average age (Female)	41.9	41.4	39.8

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	2,380	40,658	132,505
# of persons per HH	2.3	2.4	2.3
Average HH income	\$48,123	\$59,128	\$76,765
Average home value	\$165,276	\$195,808	\$260,937

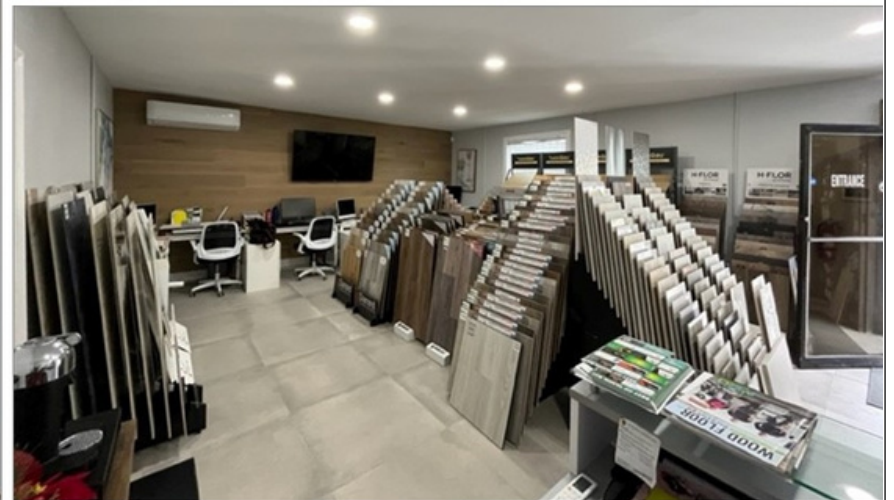
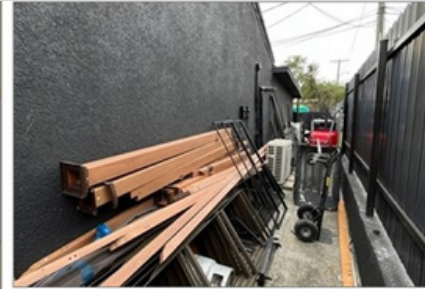
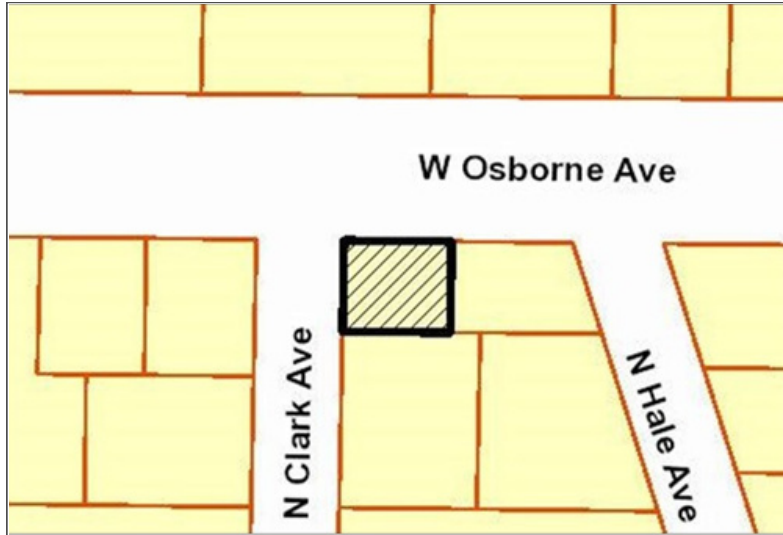


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INDUSTRIAL | RETAIL | OFFICE | IN AN OPPORTUNITY ZONE

Zoning is IG. Industrial-general: This district provides primarily for areas of light manufacturing, wholesaling, warehousing, assembly or product processing, heavy equipment and vehicular repairs and other light industrial uses.



INDUSTRIAL | RETAIL | OFFICE | IN AN OPPORTUNITY ZONE

DIRECTIONS FROM DOWNTOWN TAMPA - AVERAGE TRAVEL TIME: 15 MINS (APPROX.)

- From Downtown Tampa:
- Take Florida Avenue North to Dr. Martin Luther King Jr. Blvd.
- Turn left on Dr. Martin Luther King Jr. Blvd.- head west
- Turn right onto N. Dale Mabry Hwy.- head north
- Turn left on Osborne Avenue
- Property is on the left, at the corner of Clark Avenue and Osborne Avenue



**CALL ME DIRECTLY TO
MAKE YOUR OFFER OR
SCHEDULE AN EXCLUSIVE
SHOWING!**

MOBILE: 813.997.4321



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