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work
& play**

IN THE HEART OF YBOR CITY!

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TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

401-407 N. 22ND STREET

TAMPA, FL 33605 :: FOR SALE: \$3,495,000/

PREMIER 1.33 AC SITE (12.5 LOTS/ 6 FOLIOS)
PALMETTO BEACH/ YBOR CITY

- **LOCATED DIRECTLY ON N. 22ND STREET** •
ZONED: CI, PD & RS-50



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.

MINUTES FROM DOWNTOWN TAMPA, THE CHANNEL DISTRICT, HISTORIC YBOR CITY AND EAST TAMPA



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New Commercial Development Opportunity

THIS SITE IS IDEAL FOR NEW CONSTRUCTION FOR MULTI-FAMILY, COMMERCIAL, MIXED- USE OR INDUSTRIAL

PROPERTY FEATURES

- Tremendous development potential including but not limited to commercial, industrial, mixed- use or multi-family development
- Prime (12.5 lots/ 6 folios), 1.33 acre site for redevelopment or re-purpose opportunity
- Highest and best use: commercial or residential development site
- Approximately 207 feet of N. 22nd Street frontage
- Huge growth opportunity for the Palmetto Beach/ S. Ybor City Community
- 2020 Total Population | 7,842 - 1 Mile | 80,182 - 3 Mile | 211,674 - 5 Mile
- Minutes from Downtown Tampa, the Channel District, Historic Ybor City and East Tampa
- Fantastic value-add potential
- Investment opportunity- bldgs & tenants in place

• 190421-0000 (401 N. 22nd Street)

Bldg.: 3,376 GSF/ 2,142 HSF
 Lot: 8,712.50 SF
 Dimensions: 102.5' x 85'
 AYB: 1955
 Use: Residential
 Zoned: CI
 3BR/1BA

• 190420-0000 (407 N. 22nd Street)

Bldg.: 6,885 GSF/ 4,134 HSF
 Lot: 18,117 SF
 Dimensions: 202.5' x 95'
 AYB: 1953
 Use: Auto/ Garage
 Zoned: PD

• 190419-0000 (2211 Long Street)

Lot: 14,250 SF
 Dimensions: 150' x 95'
 Use: Vacant Land
 Zoned: PD

• 190418-0000 (2215 Long Street)

Lot: 4,750 SF
 Dimensions: 50' x 95'
 Use: Vacant Land
 Zoned: RS-50

• 190423-0000 (2206 Durham Street)

Lot: 7,125 SF
 Dimensions: 75' x 95'
 Use: Vacant Land
 Zoned: RS-50

• 190422-0000 (2204 Durham Street)

Bldg.: 1,568 GSF/ 1,344 HSF
 Lot: 4,750 SF
 Dimensions: 50' x 95'
 AYB: 1983
 Use: Residential
 Zoned: RS-50
 3BR/1BA



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active
 Offering Price: \$3,495,000/
 Price per Acre: \$2,627,819.50/
 Purchase Options: Cash, Hard Money, Conventional, SBA
 Financing Available: TBD, Contact Broker
 Expenses: Available Upon Request
 (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Number: 401-407
 Street Name: N. 22nd Street
 Street City: Tampa
 County: Hillsborough
 Traffic Count/ Cross Streets:
 36,500 VTD (N. 22nd Street and Long Street) AADT, 2021
 Market: Tampa/ St. Petersburg/ Clearwater
 Sub-Market: Ybor City/ Palmetto Beach

THE PROPERTY

Folio Numbers:
 190420-0000, 190419-0000, 190418-0000, 190423-0000, 190422-0000, 190421-0000
 Zoning: CI (Commercial Industrial), PD (Planned Development), RS-50
 (Residential up to 50 units)
 Current Use: Mixed- use (residential, industrial and vacant land)
 Site Improvements: 4
 AYB: 1953-1983
 Lot Size: 57,934 SF
 Total Acreage: 1.33 AC
 Lot Dimensions: TBD
 Front Footage: 207' (approx.) N. 22nd Street
 Parking: Onsite/ Paved
 Number of Pkg Spaces: TBD

UTILITIES

Electricity: TECO
 Water: City of Tampa Utilities Department
 Waste: City of Tampa Utilities Department
 Communications: Verizon/ Frontier/ Spectrum

TAXES

Tax Year: 2021
 Taxes: \$11,066.42 (Total)
 190420-0000- \$4,431.72 (407 N. 22nd Street)
 190419-0000- \$995.90 (2211 Long Street)
 190418-0000- \$385.35 (2215 Long Street)
 190423-0000- \$549.15 (2206 Durham Street)
 190422-0000- \$1,663.27 (2204 Durham Street)
 190421-0000- \$3,041.03 (401 N. 22nd Street)

THE COMMUNITY

Community/Subdivision Name: East Seminole Heights/ Ybor City
 Flood Zone Area: AE
 Flood Zone Panel: 12057C0358J



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N. 22ND STREET FRONTAGE VIEW



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LOCATED AT THE SIGNALIZED INTERSECTION OF DURHAM STREET & N. 22ND STREET

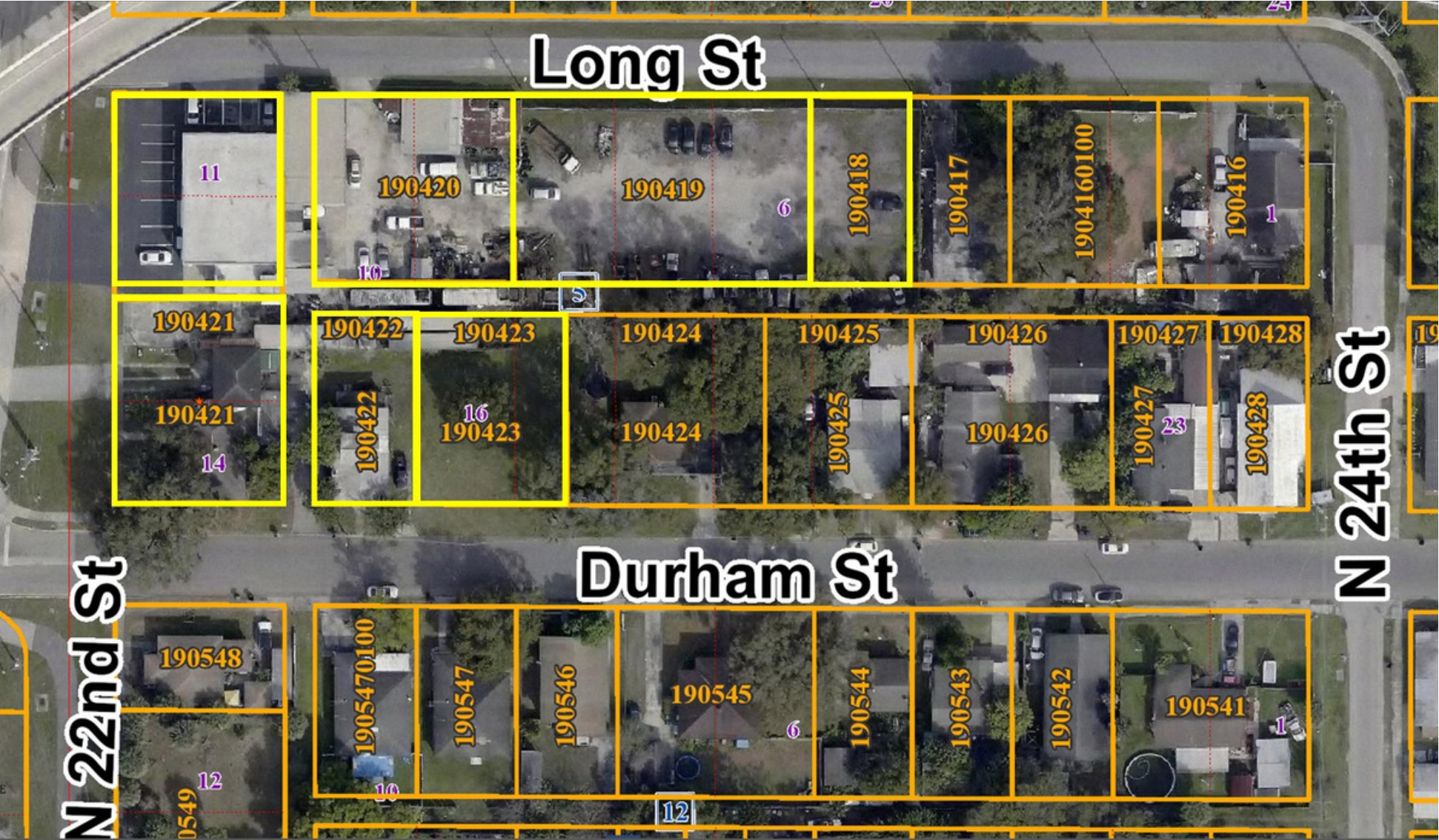


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LISTING PARCELS



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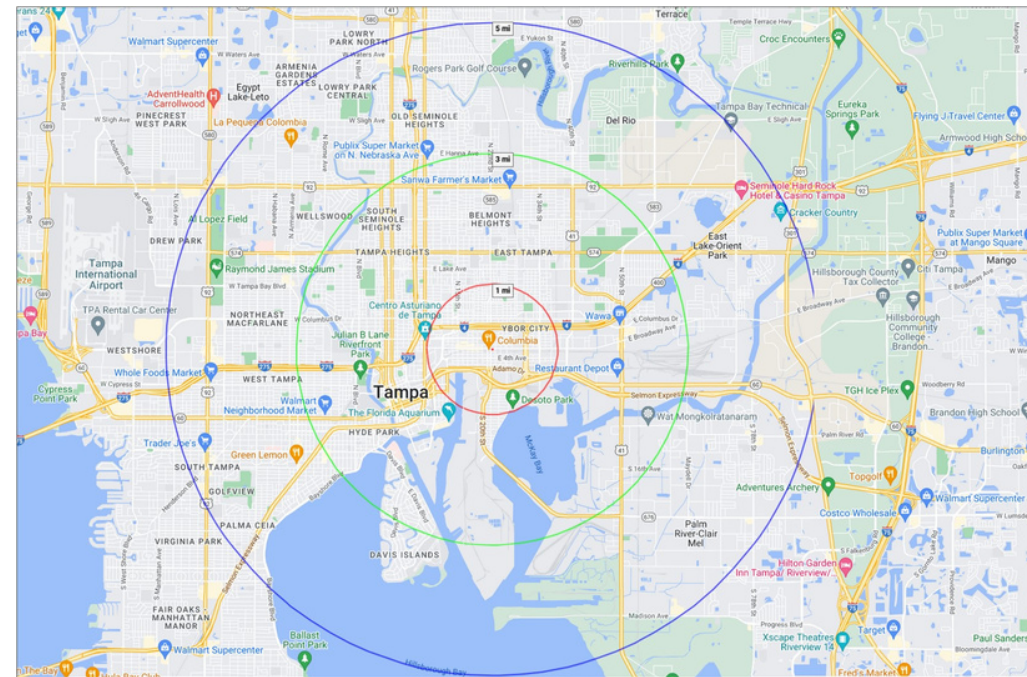
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AREA HIGHLIGHTS | DEMOGRAPHICS

- **EXCELLENT LOCATION-** Strong visibility and frontage directly on N. 22nd Street
- Located immediately south of Adamo Drive and N. 22nd Street intersection
- Convenient to highways and ports
- Immediate access to Selmon Expressway
- 2 minutes (approx.) to Adamo Drive
- 4 minutes to Interstate 4
- 19 miles east of Tampa International Airport
- 36,500 +/- ADT and signalized intersection access- HIGH TRAFFIC LOCATION
- Nearby Retailers include: NAPA Auto Parts, Life Storage, Sherwin Williams, 5th/ 3rd Bank, Citgo, Cabinets To Go, Casa Santo Stefano and the Columbia Restaurant



POPULATION	1 Mile	3 Miles	5 Miles
Total population	6,417	70,987	207,682
Median age	37.6	35.1	37.4
Median age (Male)	39.3	35.2	36.5
Median age (Female)	37.2	36.4	38.6

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	4,525	35,946	94,343
# of persons per HH	1.4	2	2.2
Average HH income	\$106,570	\$82,392	\$81,878
Average house value	\$370,990	\$328,563	\$306,073

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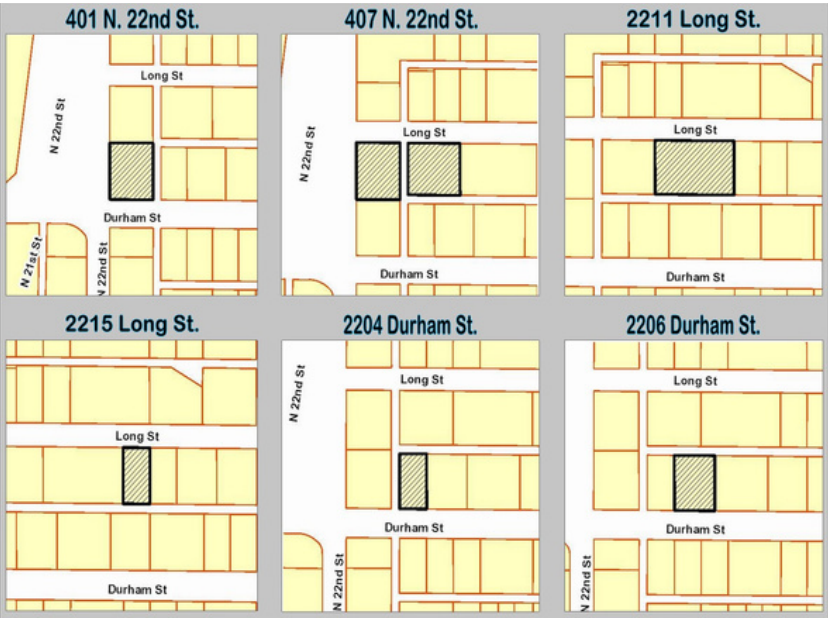
CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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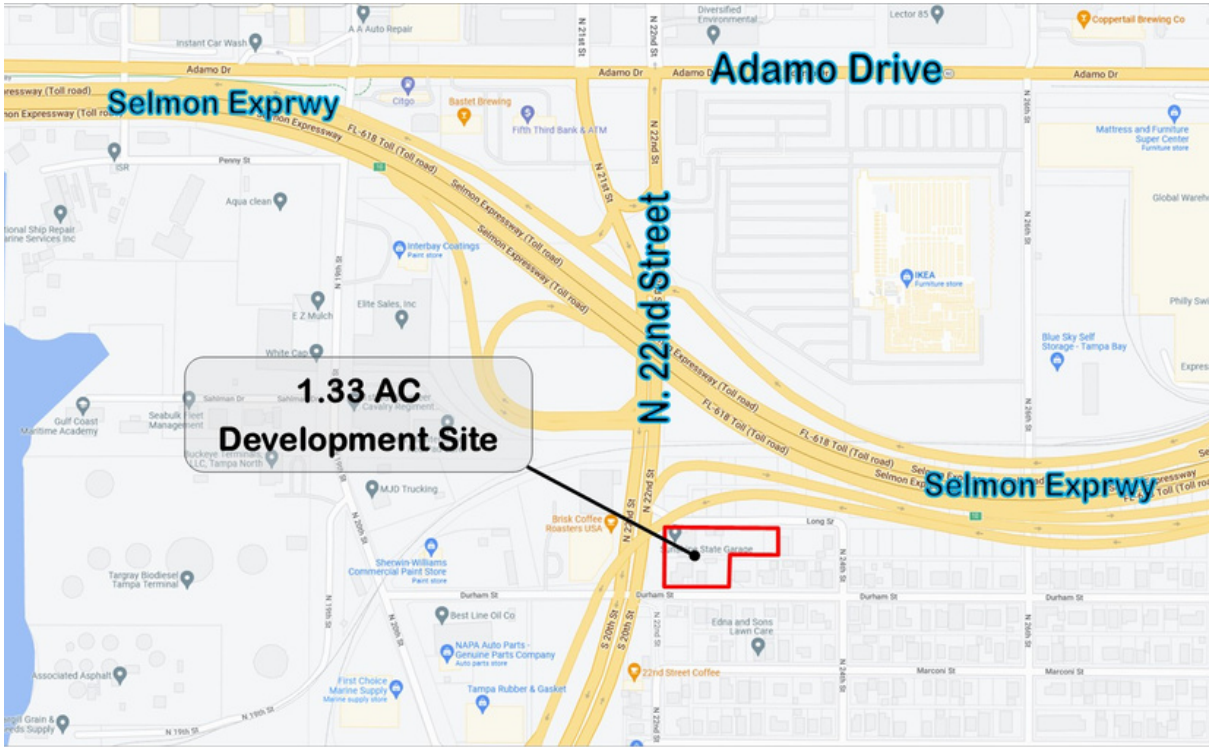


MAPS & DIRECTIONS



DIRECTIONS

From Downtown Tampa: Head east on Twiggs Street to Channelside Drive. Turn left and head north to Adamo Drive, turn right. Head east on Adamo drive to N. 21st Street, turn right. Head south to Durham Street- make a U-turn. Head back north one block to Long Street. Property is on the right. Arrive at 401-407 N. 22nd Street.



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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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- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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