



FOR SALE: \$1.9 million

Discerning buyer gets updated 5,654 SF with great zoning

Versatile, free-standing concrete-block building with daily drive-by traffic of approximately 30,000 vehicles. Built in 1996, the centrally located property currently operates as a high-end fishing outfitter and tackle shop. Easy access to the beaches, Downtown St. Pete, and across the bridge from the Tyrone Square restaurant and shopping district. Newer HVAC, and flooring and the fully fenced parcel is in the most desirable Flood Zone (X). Corridor Commercial Suburban (CCS-1) zoning allows for a variety of owner-users, including

veterinarians, restaurateurs, microbrewers, retail sales and service providers, caterers and food services, drug stores or pharmacists, vehicle sales, service and repair, professional and medical offices, adult day care, child day care, pet care, schools, fleet-based services, personal services and studios, contractors, light manufacturers, plant nurseries, indoor/outdoor recreation facilities, health clubs, museums, houses of worship, and more. Fifteen+ parking spaces and nice illuminated signage, too.

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