

FOR SALE

**13609 N FLORIDA AVE
TAMPA, FL 33613**

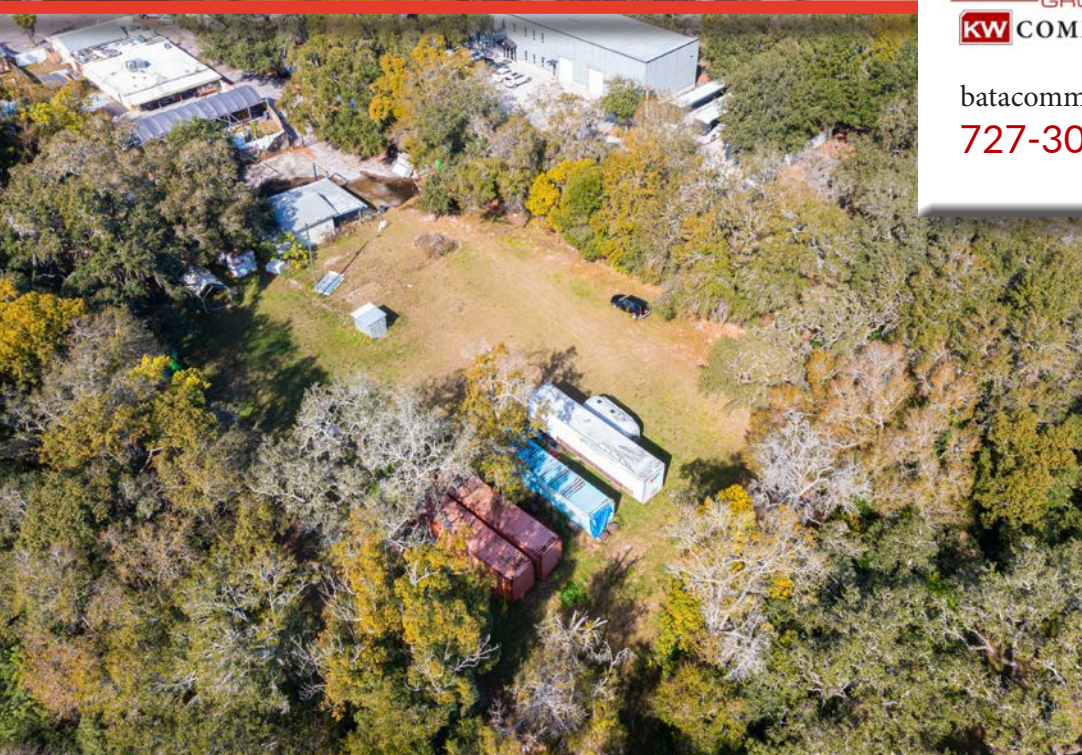
BCG
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727-304-3566
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List Price: \$1,800,000
2.86 ACRES / 3 PARCELS

13609
N FLORIDA AVE
TAMPA, FL





INVESTMENT OVERVIEW

13609 N FLORIDA AVE TAMPA, FL 33613

ZONED FOR RETAIL, AUTO, MIXED USE, AND OFFICE
POTENTIAL FOR REZONING

2.86 ACRES

3 PARCELS

LIST PRICE: \$1,800,000





OFFICE FOLIO: 18197.0000

PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

FOLIO: 18197.0000

PIN: U-01-28-18-0TD-000010-00003.1

ZONING CATEGORY: COMMERCIAL/OFFICE/LNDUSTR

SITE ADDRESS: 13603 N FLORI DA AVE , TAMPA, FL 33613

SEC-TWN-RNG: 01-28-18

ACREAGE: 0.41 5436

LANDUSE CODE: 1720 COMM./OFFICE

LEGAL DESCRIPTION: NORTH TAMPA HEIGHTS W 211.25 FT OF E 422.50 FT OF S 85 FT OF LOT 3 BLOCK 10



MIXED USE AUTO FOLIO: 18195.0000

PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

FOLIO: 18195.0000

PIN: U-01-28-18-0TD-000010-00003.0

ZONING CATEGORY: COMMERCIAL/OFFICE/LNDUSTR

SITE ADDRESS: 13601 N FLORIDA AVE , TAMPA, FL 33613

SEC-TWN-RNG: 01-28-18

ACREAGE: 0.96791703

LANDUSE CODE: 1227 STORE/SHP CENTE

LEGAL DESCRIPTION: NORTH TAMPA HEIGHTS S 85 FT OF LOT 3 LESS W 211.25 FT OF E 422.5 FT AND N 20 FT OF W 1/2 OF LOT 6 LESS W 25 FT FOR RD BLOCK 10



MIXED USE RETAIL FOLIO: 18198.0000

PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

FOLIO: 18198.0000

PIN: U-01-28-18-0TD-000010-00003.2

ZONING CATEGORY: COMMERCIAL/OFFICE/LNDUSTR / **ZONING:** CN

ZONING CATEGORY: RESIDENTIAL / **ZONING:** RSC-6

SITE ADDRESS: 13609 N FLORIDA AVE, TAMPA, FL 33613

SEC-TWN-RNG: 01-28-18

ACREAGE: 1 .4411 3004

LANDUSE CODE: 1211 STORE/SHP CENTE

PROPERTY USE: 1211 MIXED USE RETAIL

FUTURE LANDUSE: R-12 / **FUTURE LANDUSE:** OC-20

LEGAL DESCRIPTION: NORTH TAMPA HEIGHTS N 95 FT OF S 180 FT OF LOT 3 BLOCK 10



UNIVERSITY OF SOUTH FLORIDA
UNIVERSITY MALL
UPTOWN TAMPA
MUSEUM OF SPACE & INDUSTRY

AREA ACCESSIBILITY



NORTH
FLORIDA AVE

E FLETCHER AVE

W FLETCHER AVE

SHOOTERS WORLD

TAKE 5 OIL CHANGE

TAMPA BAY
POWERSPORTS

WINN DIXIE

POWERHOUSE GYM

13609
N Florida Ave
Tampa, FL

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Tampa Bay

Many know Tampa as a top vacation destination, but it's also a leading business destination that's home to top global companies, a burgeoning entrepreneurial scene and a thriving job market. Tampa offers competitive salaries and scores of high-skilled jobs.

In fact, Tampa consistently tops the state in job creation and job demand, particularly in the highly sought-after STEM fields. Tampa additionally offers more exciting career opportunities than anywhere else in Florida, and in fast-growing industries like cybersecurity, advanced manufacturing, life sciences and health care, financial services and more.

TOP INDUSTRIES

AVIATION & AEROSPACE



FINANCIAL SERVICES



HEALTHCARE



HOSPITALITY & TOURISM



INTERNATIONAL TRADE



OIL & ENERGY



REAL ESTATE



TECHNOLOGY



HILLSBOROUGH COUNTY, FLORIDA

HILLSBOROUGH COUNTY drives economic development by creating new opportunities for employment and business growth throughout the region. They foster a fruitful and innovative business climate through targeted incentive programs, leveraging the expertise and resources of county agencies, departments, and strategic partnerships.

Every company that moves to or expands in Hillsborough County is a "win" for both the County and the company. Hillsborough County Economic Development and its partners at the Tampa-Hillsborough Economic Development Corporation assist existing and prospective large businesses with relocations and job creation expansions.

83% of residents would personally recommend Hillsborough County to their friends, families, and acquaintances as a place to **WORK**.

85% of residents would personally recommend Hillsborough County to their friends, families, and acquaintances as a place to **LIVE**.

**13609 N Florida Ave
Tampa, FL 33613**



Jack Bataoel
Commercial Director
(727) 304-3566

jack@batacommercial.com

Affiliated Business Disclosure

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

Confidentiality Agreement

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)