

COMMERCIAL OFFICE/RETAIL STOREFRONT  
**4-COP WET ZONED**  
**2017- 2023 E. 7TH AVENUE**  
**FOR SALE**

**PROPERTY INFORMATION:**

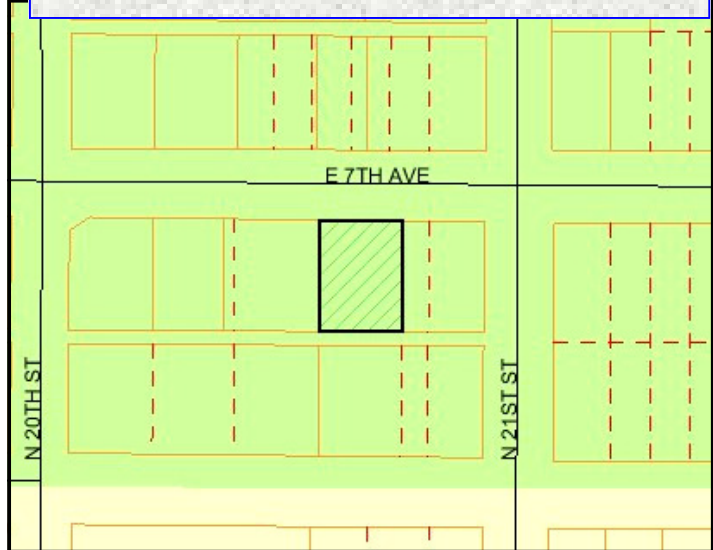
**Folio #:** 197330-0000  
**Building Size:** 4,900 SF  
**Heated SF:** 4,620 SF  
**Lot Size:** 7,000 SF  
**Parking:** Rear, Onsite  
**Zoning:** YC-1  
**FOR LEASE:** \$15/PSF/NNN



**PREMIER COMMERCIAL BUILDING for OFFICE/ RETAIL or RESTAURANT USE!**

Here is a Great Opportunity to Purchase a Commercial Building in **Bustling Ybor City**. This Building may be used as Professional **Office**, Creative Space or **Retail Storefront**. The Property is also **4COP Wet Zoned** and may be used as a **Restaurant/ Lounge**. Appealing to both, the Entrepreneur and the Chef, the Character of this Location is **Energetic & Welcoming**. Some Features of this building Include: **4,900 total SF** of Available Space, High Ceilings, **Exposed Brick** Interior Walls, Wide Brick Paved Sidewalks, & **Huge Store front Windows**. Total lot size is **7,000 SF** with **7 onsite parking** spaces. Located just off the Intersection of **7th Ave. & 21st St.**, this subject provides great Road Frontage and sits directly Across from **Naviera Coffee Mills & Metropolitan Cigars** and next door to the **Ybor City Development Corp.** and only 1 block from the **Columbia Restaurant**. You'll be on the edge of all the action and surrounded by many different **Commercial Businesses** as well as **Residential Neighbors** and **Retail Outlets**. There is Easy access to N. 22nd St., I-275 and I-4 as well as Minutes Away From Lee Roy Selmon Cross-Town Expressway, Channelside and Downtown Tampa. Floor plans Available upon Request. **Call Today for a Showing.**

**FOR SALE: \$989,900/**



**Listing Agent: Tina Marie Eloian, CCIM**

Sales | Investments | Leasing | Property Management

7211 N. Dale Mabry Hwy. Suite 101 Tampa, FL 33614  
 P. 813.935.9600 | F. 813.930.0946  
 www.flacg.com



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**Additional Property Photos**



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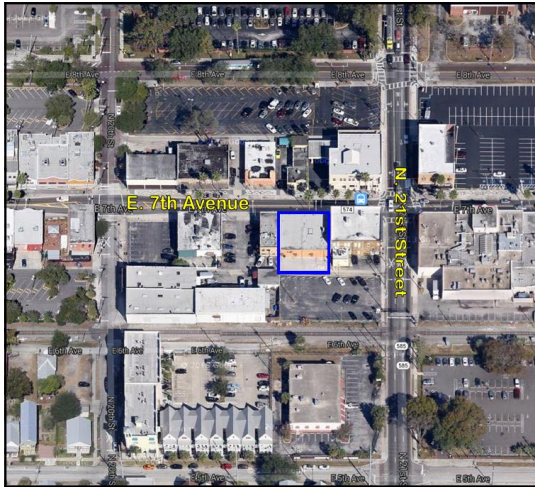


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## 4-COPWET ZONED

2017- 2023 E. 7TH AVENUE

## Maps and Directions

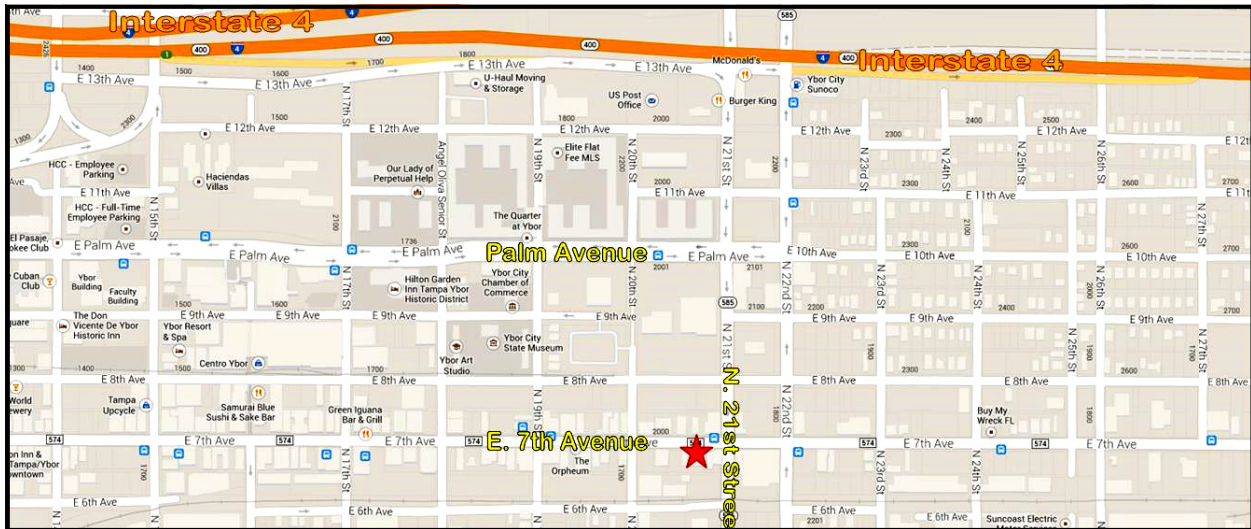


### DIRECTIONS:

- Take Interstate 275 to I-4, Ybor City
- Merge onto Exit 1
- Head South on 21st Street
- Turn Right on 7th Avenue

- Property is located on the Right just West of the Intersection of 21st Street and 7th Avenue

2017- 2023 E. 7th Avenue



*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.*

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