

INVESTMENT OPPORTUNITY

3,492 SF OFFICE & 3,156 SF RETAIL

YBOR CITY

1726, 1728 & 1730 E. 7TH AVENUE

SUBJECT DETAILS

- (3) Class B Spaces totaling 6,914 SF (gross)
6,648 SF (heated)
- 100% Occupancy Rate • 1st Floor • 2 Tenants
- 93% Occupancy Rate • 2nd Floor • 13 Tenants
- Parking: Adjoining Pay Lot, Offsite & Curbside
- Private Executive Conference Room
- Secured Front and Rear Entry
- Recently Renovated- Modern Professional Decor
- 3 Blocks from Columbia Restaurant
- Short Walk to Centro Ybor & all Ybor Amenities
- Direct Access to I- 4, I- 275 & Downtown Tampa
- Ideal for Owner/ User/ Investor
- **Listed Price: \$1,625,000.00**



Listing Agent: Tina Marie Eloian, CCIM
tinamarieloian@hotmail.com

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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YBOR CITY

PROPERTY HIGHLIGHTS

Address/ Folio Number:

1726 E. 7th Avenue.....197334-0536
 1728 E. 7th Avenue.....197334-0534
 1730 E. 7th Avenue.....197334-0536

Improvements: 3,762 Gross SF- 1726 E. 7th Avenue
 3,156 Gross SF- 1728 & 1730 E. 7th Avenue

Subject Property Use:

1st Floor: Retail Storefront
 2nd Floor: Professional Office Space

Year Built: 1910- 2006/2011 Renovated

Building Improvements: Elevator Sprinkler Signage Security

Land Area: 3,200 SF

Lot Description: 0 Lot line, Paved & Lighted

Parking: Curbside and Offsite (No Parking Comes with the Building)

Occupancy: • 100% Occupancy Rate • 1st Floor • 2 Tenants

• 93% Occupancy Rate • 2nd Floor • 13 Tenants

Location: Ybor City, FL. 6 Blocks South of Interstate 4 (Exit 1)

Utilities: Electric Water Sewer Telephone Gas

Zoning: YC-1

Flood Zone: C

Traffic Count: 33,000
 (AADT: 7th Ave. 21st- 22nd St.)

Miscellaneous: Room to add an Elevator



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INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

Asking Price: \$1,625,000/ *** Owner May Divide
Taxes: \$13,595.08
Cap Rate: TBD
Monthly Income: TBD
Lease Terms: 2- 10 Year Leases
Current Tenants: Call for Additional Details

Investment Property– 2 Retail Storefront with Professional Office Suites Located on the 2nd Floor with Direct Balcony Access to 7th Avenue. This Commercial Brick Building is in the Heart of Ybor City and features 3,492 SF of Professional Offices and 3,156 SF of Retail Storefront Space. The 22 Private Office Suites at 1726 E. 7th Avenue range from 118 SF to 248 SF and are being leased as individual offices as well as Quads of Office to make larger Office Suites, therefore making the 2nd Floor almost 100% Occupied. 1728 and 1730 E. 7th Avenue is 100% Leased and comprised of 2 Outstanding Retail Tenants. Built in 1910, this subject has since been Renovated with Upgraded Interior Finishes. There's also a Newer Roof and A/C system. The Building also features the Original Tin Ceilings, Hardwood floors, Custom Wood Interior throughout and Large Store Front Windows! This is the Perfect Place to Move your Professional Office or continue to Lease out

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PROPERTY PHOTOS



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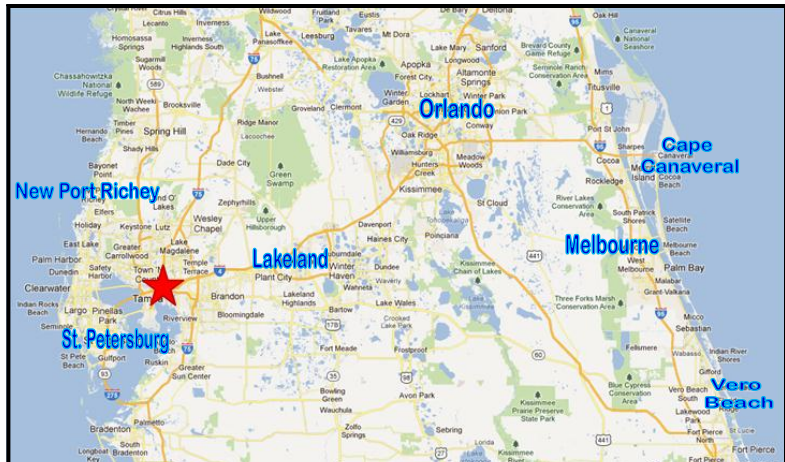


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MAPS & SITE PLAN



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