

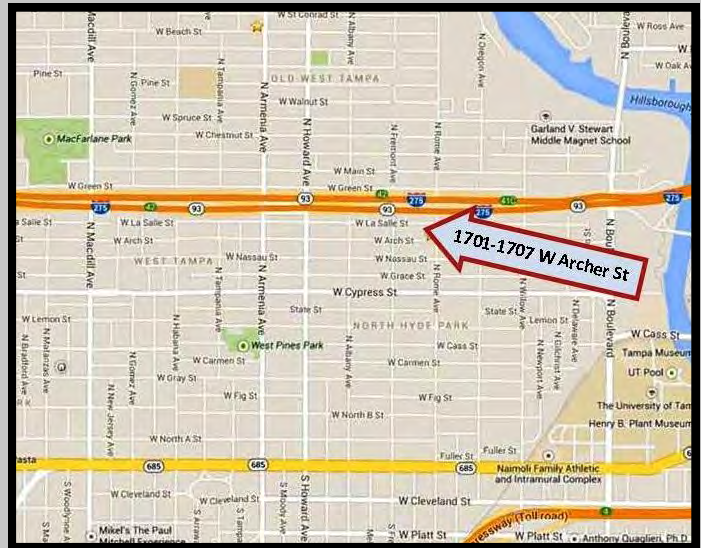
Commercial Building - IG Zoning North Hyde Park 1701 W Arch St, Tampa, FL 33607

**For Sale
\$285,000**

Property Overview



Great buy in the Heart of the City. 10,160 sq ft building of block construction on the corner of Rome Ave and Arch St in growing North Hyde Park. New construction is all around. Newer commercial roof is only 7 years old. With IG zoning, any number of uses are allowed. With three tenants currently on a month to month basis, a buyer/user could use the entire building. Or as an alternative, the buyer/user could occupy one space or two spaces for his own business & offset the monthly ownership expense with the additional income from the remaining tenants monthly rent.



Contact Information :

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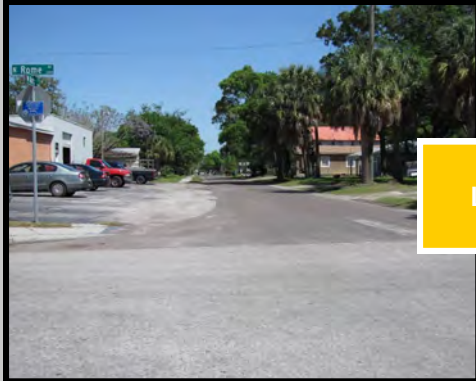
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Coldwell Banker Commercial NRT
2201 Swann Ave., Tampa, FL 33606
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Looking east



Looking west



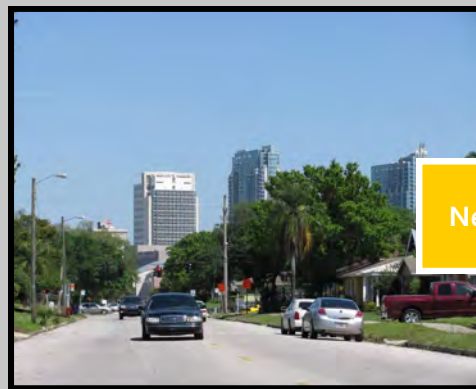
Looking north



Across the street



Clear alley



Near downtown

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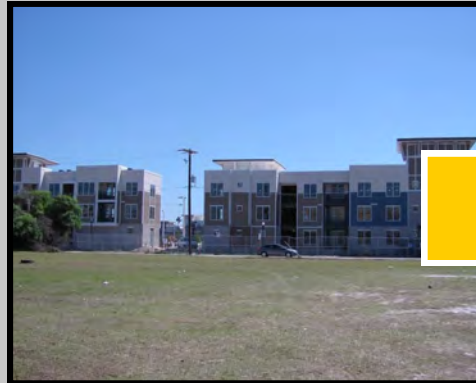
Next door neighbor



Neighbors



Neighbors



Under construction



New construction



Finished construction

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The following was taken from the North Hyde Park Civic Association, Inc. Website:

North Hyde Park

North Hyde Park is home to one of Tampa's older neighborhoods. Although historically less noted, it fills a larger portion of the region interconnecting two more renowned areas of Tampa: West Tampa to the north and Hyde Park to the south.

Located just west of Downtown, residents here have the privilege of easy access to its urban amenities as well as to thoroughfares that put many other locales within reach, rather conveniently. Like much of Tampa, the neighborhood is also experiencing transitions. One can see this in the architecture itself. There are older structures such as the sparse brick buildings along Howard Ave, commonly called cigar factories, and there are historic cracker-style homes from the early 1900' throughout the neighborhood. Yet many newer structures are constructed with blocks and perhaps stucco; a popular trend in Florida.

In 2004, however, a set of building guidelines called the West Tampa Overlay (W.T.O.) was adopted. This overlay serves to "...maintain the continuity of structures patterned after and reminiscent of development in West Tampa in the 1920's." Except for the swath south of North A Street (along Kennedy Blvd), North Hyde Park lies almost entirely in this W.T.O. District. (See attached maps)

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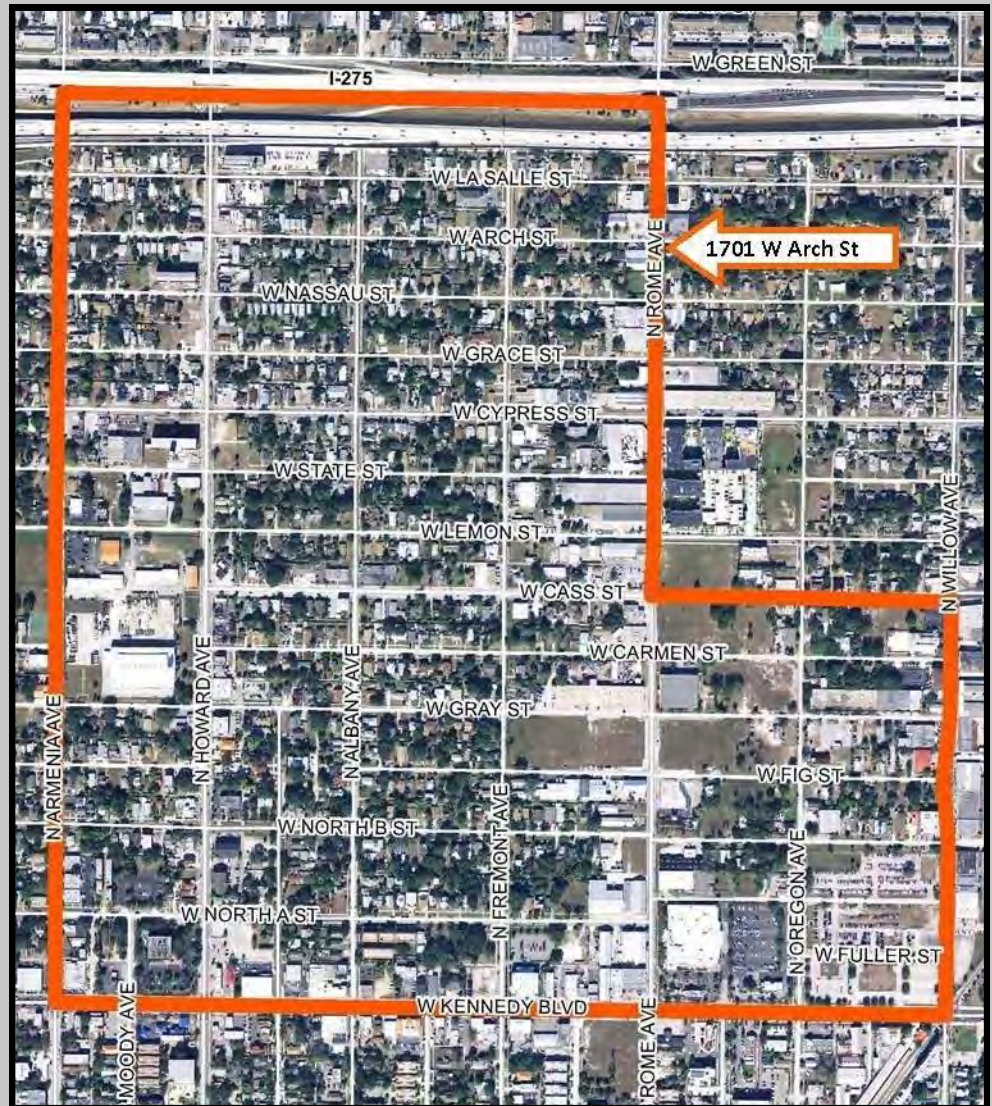
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North Hyde Park Neighborhood Map and Boundaries

- I275 - Armenia to Rome
- W Cass St - Rome to Willow to the North
- N Willow Ave - Kennedy to Cass
- N Rome Ave - Cass to I275 to the East
- W Kennedy Blvd to the South
- N Armenia Ave to the West



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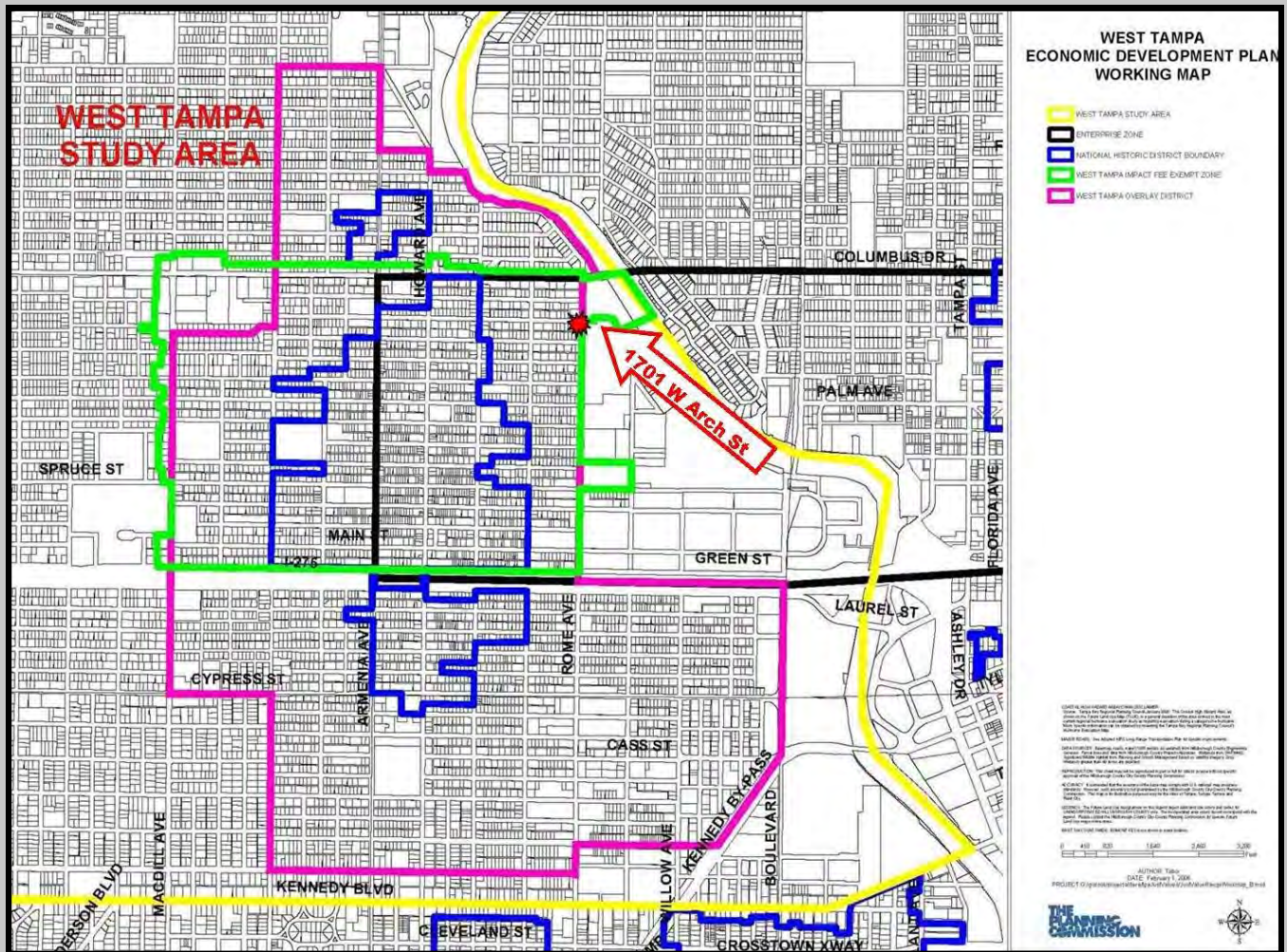
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