

Ybor Executive Office Building for Sale

1401 & 1409 E 22nd Ave., Tampa, FL 33605

EXECUTIVE SUMMARY



Summary:

Price:	\$1,999,900
Cap Rate on Existing Income	6% SEE ATTACHMENT
Building Size:	8,534 SF
Furniture	All furniture included in the sale
Opportunity Zone	Yes
Zoning:	RO-1(Building)/RS-50 (lot)
Future Land Use:	Residential – 20 (.50 FAR)
Land Size:	Total: 0.55 Acre
Visibility:	~2,700 Daily Traffic Counts(14 th St)
Parking:	20 striped spots
Current Use	Professional Office Center
Municipality:	City of Tampa
Signage:	Monument & Building
Year Built	1973
Wall Heights:	10'+/-
Construction:	Masonry/Frame Stucco
Utilities	Water/Sewer
Total Taxes:	\$17,935
Folios:	186402-0000 & 186401-000

Overview:

Welcome to an exceptional investment opportunity to acquire a completely renovated commercial executive office building situated in the heart of Ybor City's thriving business district. Located in an Opportunity Zone the building is currently configured and leased to several individual office users but could also be a single user building as most leases are short term. This contemporary single-story structure means no stairs or elevators.

Features:

- 1.Strategic Location:** Strategically positioned within blocks of Interstates 275 and I-4, facilitating easy access for employees and clients alike.
 - 2.Impressive Architecture:** A striking architectural design that seamlessly blends aesthetics with functionality, boasting a sleek facade and expansive glass windows that infuse the interior spaces with abundant natural light.
 - 3.Flexible Floor Plan:** The building features a flexible floor plan, catering to a diverse range of businesses and accommodating various office layouts, from open-concept workspaces to private executive suites. This allows a buyer to continue with leasing out individual spaces or using the spaces for the buyer's own company.
 - 4.State-of-the-Art Amenities:** Designed to meet the demands of modern businesses, the building offers an array of state-of-the-art amenities, including high-speed internet connectivity, advanced security systems, and energy-efficient features.
 - 5.Parking Facilities:** Ample on-site parking facilities ensure convenience for both employees and visitors, with designated parking areas for tenants and guests.
 - 6.Elevated Corporate Environment:** Elevate your corporate image by becoming a part of this prestigious business community, surrounded by renowned corporations, leading firms, and dynamic startups.
 - 7.Proximity to Amenities:** Enjoy proximity to a myriad of amenities, including upscale restaurants, boutique shops, hotels, and recreational facilities, fostering a vibrant and conducive work-life balance. Easy access to the 8.6 acres of Cuscaden Park. This park is perfect for walking and features sports facilities including 6 pickleball courts, a basketball court, a baseball court, and a swimming pool.
- Investment Opportunity:** With multiple tenants this commercial office building presents an attractive investment opportunity, offering steady rental income potential and the possibility for capital appreciation in a rapidly growing market. Whether you're an investor seeking a lucrative asset or a business owner looking to establish a prominent presence, this property is poised to exceed your expectations.

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PHOTOS



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LOCATION AND AERIAL MAPS



De Cuba

N 15th St

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Financial Information

Actual Rent Roll – 1401 E 22nd Ave Tampa FL 33605

Tenant	\$/Month	\$Year	Lease End
Pawlowski Law	\$10,182	\$122,184.00	3/31/2030
Robert McKee, Esq.	\$2,000	\$24,000.00	MTM
Elizabeth McKee CPA	\$250	\$3,000.00	MTM
Vanessa Nye, Esp	\$800	\$9,600.00	MTM
Evan Batoff, Esq.	\$800	\$9,600.00	MTM
Dana Friedlander, Esq.	\$800	\$9,600.00	MTM
Patrick Courtney, Esq	\$1,000	\$12,000.00	MTM
Total		\$189,984.00	

Income Statement

Gross Income		\$189,984.00
Annual Operating Expenses:		
Property Taxes (2023)	\$17,935	
Property Insurance (Estimated)	\$18,430	
Utilities – (Water, Sewer & Garbage}	\$14,400	
Electricity (TECO)	\$14,400	
Security Alarm	\$720	
Landscaping	\$2,000	
Maintenance	\$2500	
Less Total Expenses		(\$70,385)
Net Operating Income		\$119,599
Cap Rate		6.0 %
Value		\$1,999,900

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FLOOR PLAN



American Building Calculations

3853 Northdale Blvd
Suite 253
Tampa, FL 33624
813-600-5472
www.abcalc.biz

Vincore Property Redevelopment Inc.

Client:
1401 E 22nd Ave
Tampa, FL 33605
813.842.1544

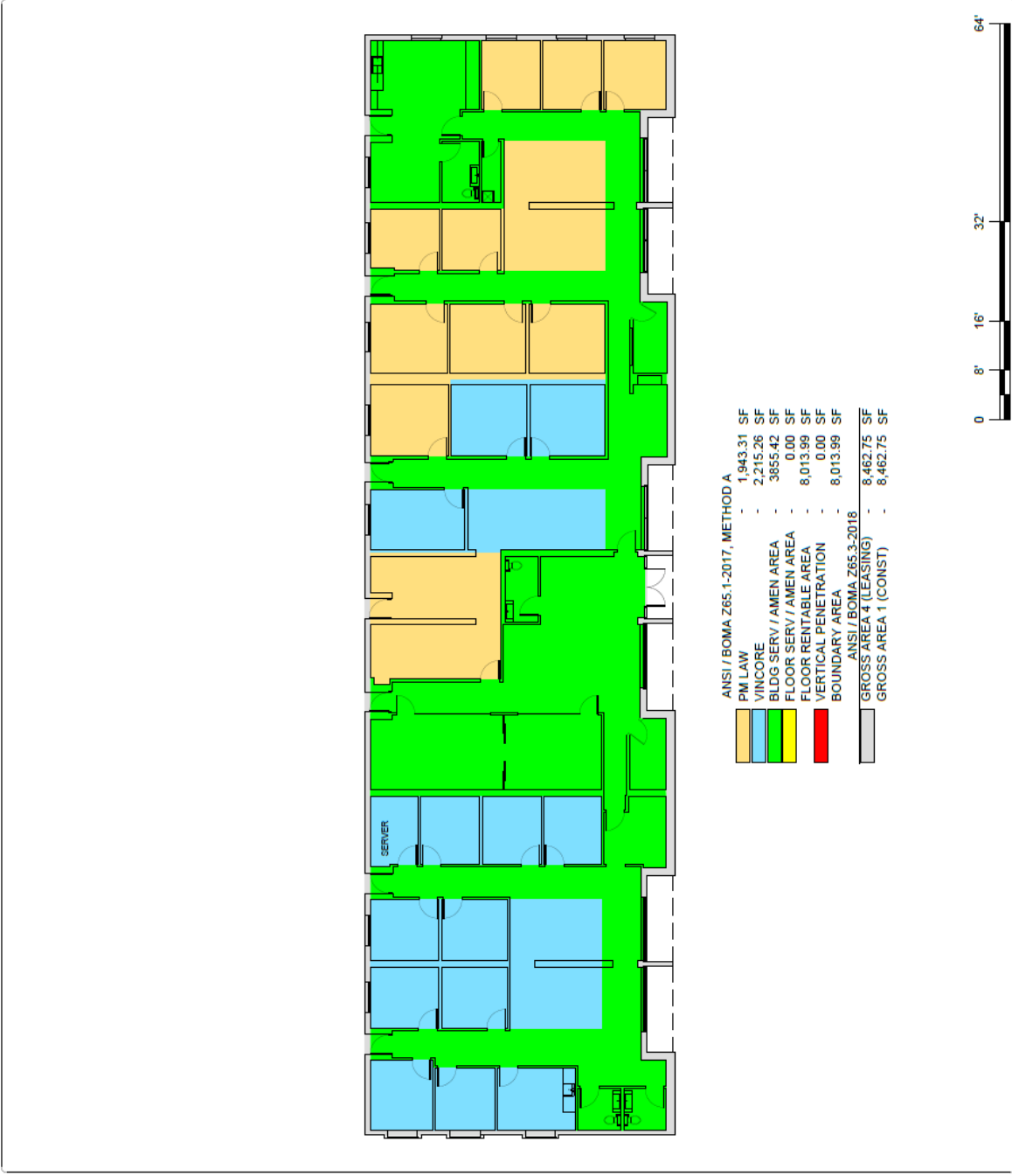
Property:
Ybor Professional Ctr
1401 E 22nd Ave
Tampa, FL 33605

This is an unpublished existing condition floor plan. It was prepared by American Building Calculations, Inc. Any site plans are outlines only and are not to be used for construction. This document has been created based on the contract for this project signed between American Building Calculations, Inc. and Vincore Property Redevelopment Inc. Any publication, copying, distribution or emailing of this document without the written consent of American Building Calculations, Inc. is not permitted in any fashion without the written consent of American Building Calculations, Inc.

Field Drawn By: JM
Drawn By: JM
Published Date: 10/25/22
Revision Date: N/A

Scale:
CUSTOM

FIRST FLOOR
BOMA PLAN



ANSI / BOMA Z65.1-2017, METHOD A	
PM LAW	- 1,943.31 SF
VINCORE	- 2,215.26 SF
BLDG SERV / AMEN AREA	- 3855.42 SF
FLOOR SERV / AMEN AREA	- 0.00 SF
FLOOR RENTABLE AREA	- 8,013.89 SF
VERTICAL PENETRATION	- 0.00 SF
BOUNDARY AREA	- 8,013.99 SF
ANSI / BOMA Z65.3-2018	
GROSS AREA 4 (LEASING)	- 8,462.75 SF
GROSS AREA 1 (CONST)	- 8,462.75 SF

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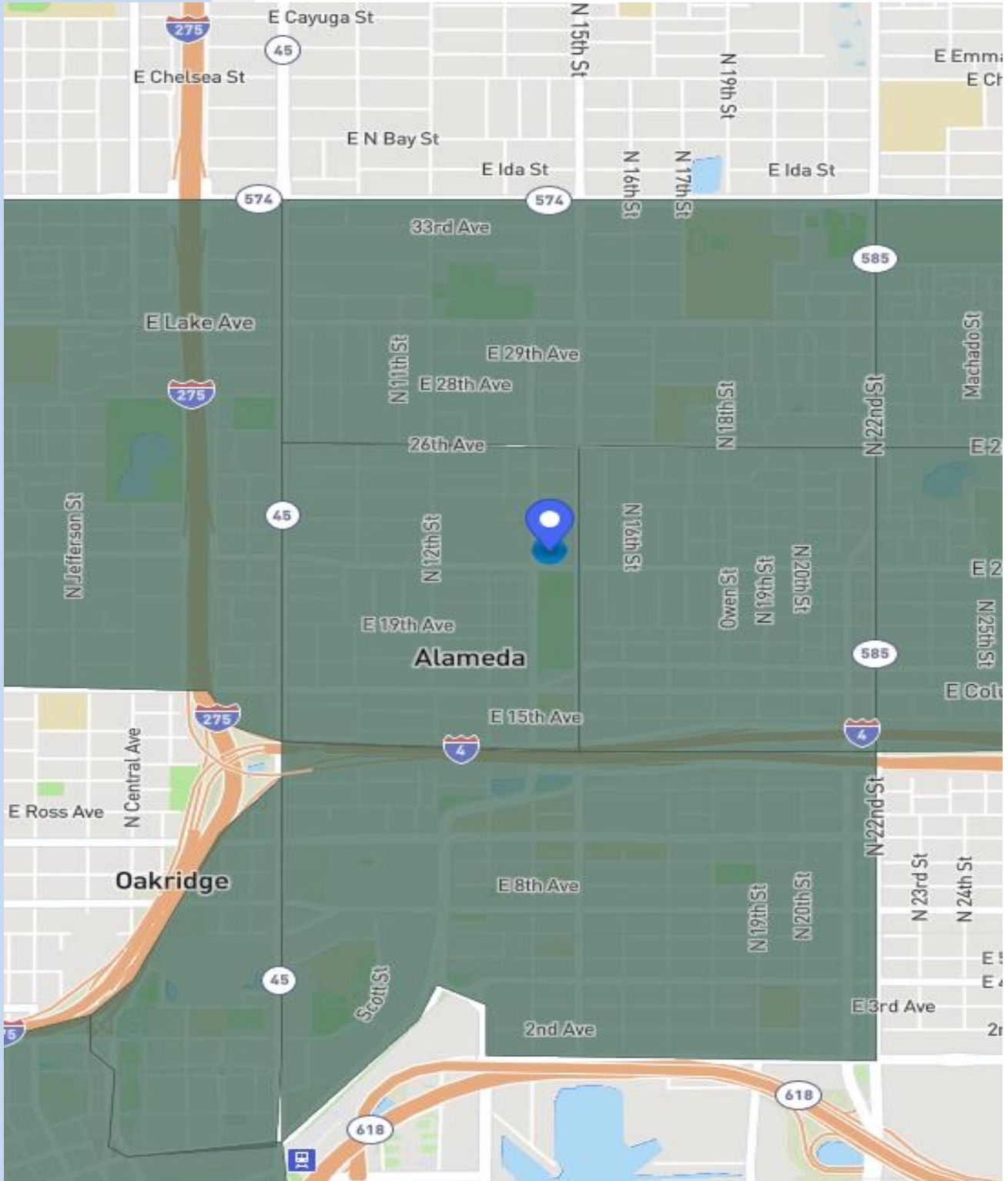
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OPPORTUNITY ZONE MAP



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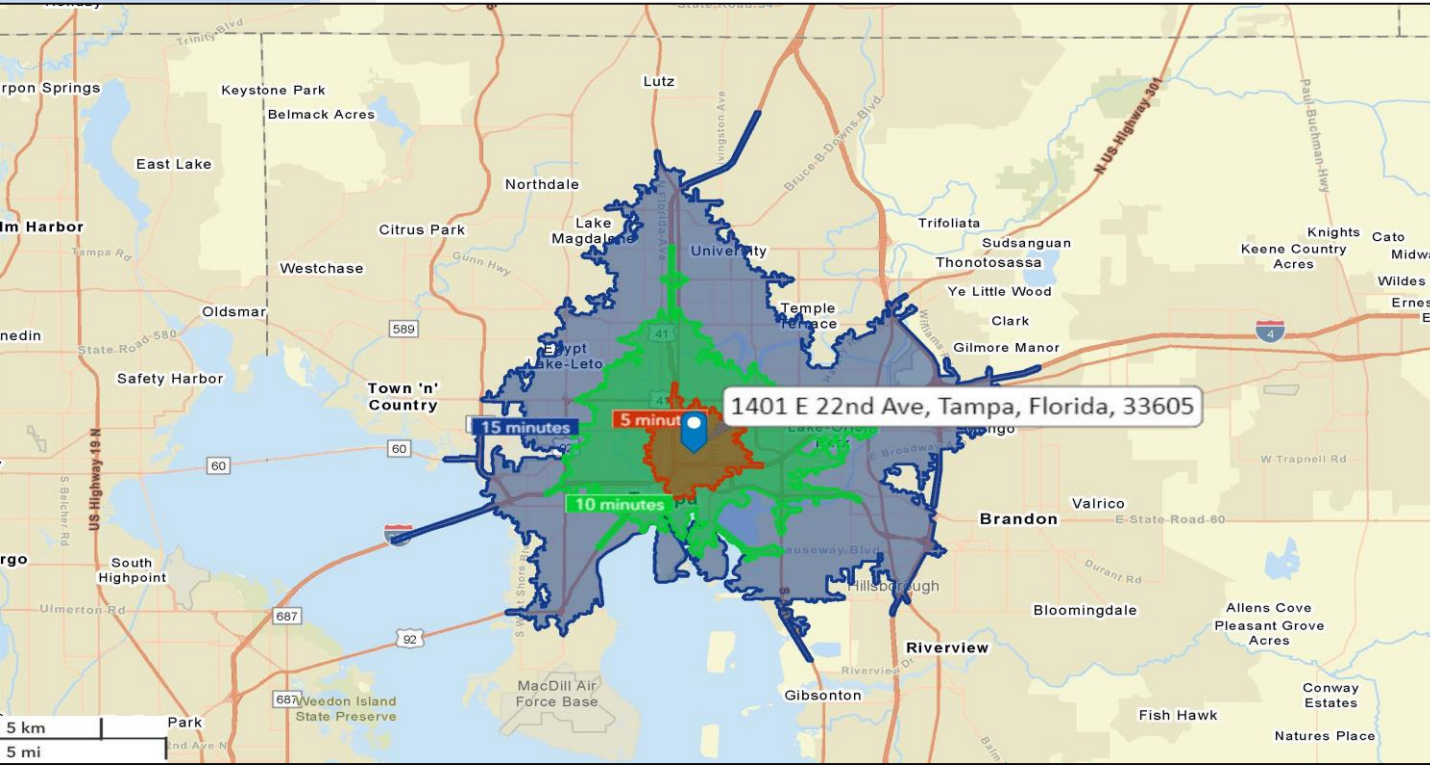
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DRIVE TIME AND DEMOGRAPHICS



2020 Census Summary

1401 E 22nd Ave, Tampa, Florida, 33605
Drive time: 5 minute radius



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

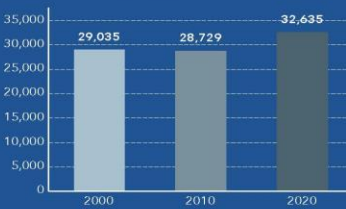
KEY FACTS

33,263 Total Population	15,632 Housing Units	5,037.4 Population Density	2.34 Average Household Size	13,960 Total Households	76.9 Diversity Index
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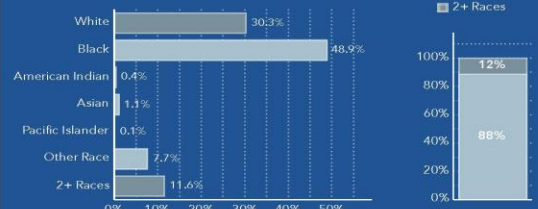
2010-2020 ANNUAL GROWTH RATE



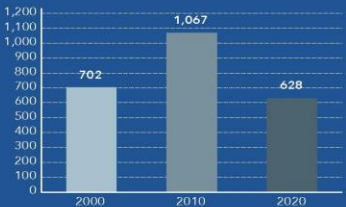
HOUSEHOLD POPULATION



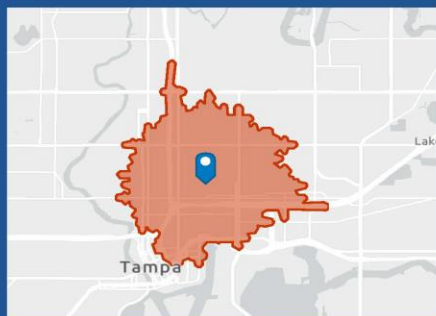
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	7,208	26,055
1 Race	6,361	23,056
White	1,149	8,919
Black	4,658	11,615
American Indian/Alaska Native	28	111
Asian	22	356
Pacific Islander	6	10
Some Other Race	498	2,045
2 or More Races	846	3,000



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

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