



BROKERAGE DONE DIFFERENTLY

**live
work
& play**

IN THE HEART OF SEMINOLE HEIGHTS

813.935.9600

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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

**5416 N. 9TH STREET
TAMPA, FL 33604 | FOR SALE**

HOT SEMINOLE HEIGHTS LOCATION!!!

16 Unit, Multi-Family Apartment Complex

**• HAMPTON TERRACE APARTMENTS •
HIDDEN GEM :: 2 BLDG. COMPLEX
VALUE-ADD OPPORTUNITY**



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.

ZONING & PROPERTY INFORMATION

Zoning is **(SH-RM) Seminole Heights Residential Multi-Family (Seminole Heights District (SH))**. The purpose of the Seminole Heights district is to implement the goals of the Greater Seminole Heights Vision Plan, a component of the Tampa Comprehensive Plan, and to guide development through design regulations to ensure that all development is compatible in form, building and structural orientation, general site layout, height, lot dimensional requirements and other site spatial relationships to the precedent within the established block and generally, the surrounding area. Refer to section 27-211 for provisions related to SH-RS, SH-RS-A, SH-RM, SH-RO, SH-CN, SH-CG, SH-CI, and SH-PD zoning subdistricts)



PROPERTY INFORMATION

- Sale price: **\$3,000,000 (\$187,500/per unit)**
- Folio Number: **171038-0000**
- Site Improvements: **12,688 SF (2) Multi-Family apartment buildings**
- Lot Size: **25,575 SF (.587 acres)**
- Lot Dimensions: (approx.) **155' x 165'**
- Zoned: **(SH-RM) Seminole Heights Residential Multi-Family**
- Traffic Count: **49,000 VTD (9th Street/Hillsborough Ave.)**
- Taxes: **\$37,725.70 (2023)**
- Highest and best use: **Residential Multi-Family**



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: **\$3,000,000 (\$187,500/per unit)**

Price per SF: \$5,110,732 (.587 Acres)

Purchase Options: Cash, Conventional, Hard money, Owner Finance,
Assumption of Mortgage

Financing Available: Call Broker for details

Expenses: Property Taxes, Insurance, Utilities, Alarm, Lawn/
Maintenance, Pest Control, etc...

LOCATION

Street Addresses: 5416 N. 9th Street

City: Tampa

Zip Code: 33604 :: County: Hillsborough

Traffic Count/Cross Streets: 49,000 VTD (9th Street/ Hillsborough Ave.)

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Ybor City/East Seminole Heights Area

THE PROPERTY

Folio Number: 171038-0000

Zoning: (SH-RM) Seminole Heights Residential Multi-Family

Current Use: Multi Family Residential- Apartments

Site Improvements: (2) 6,344 GSF/ 5,976 HSF MF Buildings

AYB: 1985 AYR: 2003

Lot Dimensions: (approx.) 155' x 165'

Front Footage: (approx.) 155' along 9th Street N.

Lot Size: 25,575 SF :: Total Acreage: .587 acres

Parking: Onsite

UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Frontier and Verizon

TAXES

Tax Year: 2023

Taxes: \$37,725.70

THE COMMUNITY

Community/ Subdivision Name: Ybor City/East Seminole Heights Area

Flood Zone Area: X

Flood Zone Panel: 12057C0354J



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PROPERTY PHOTOS



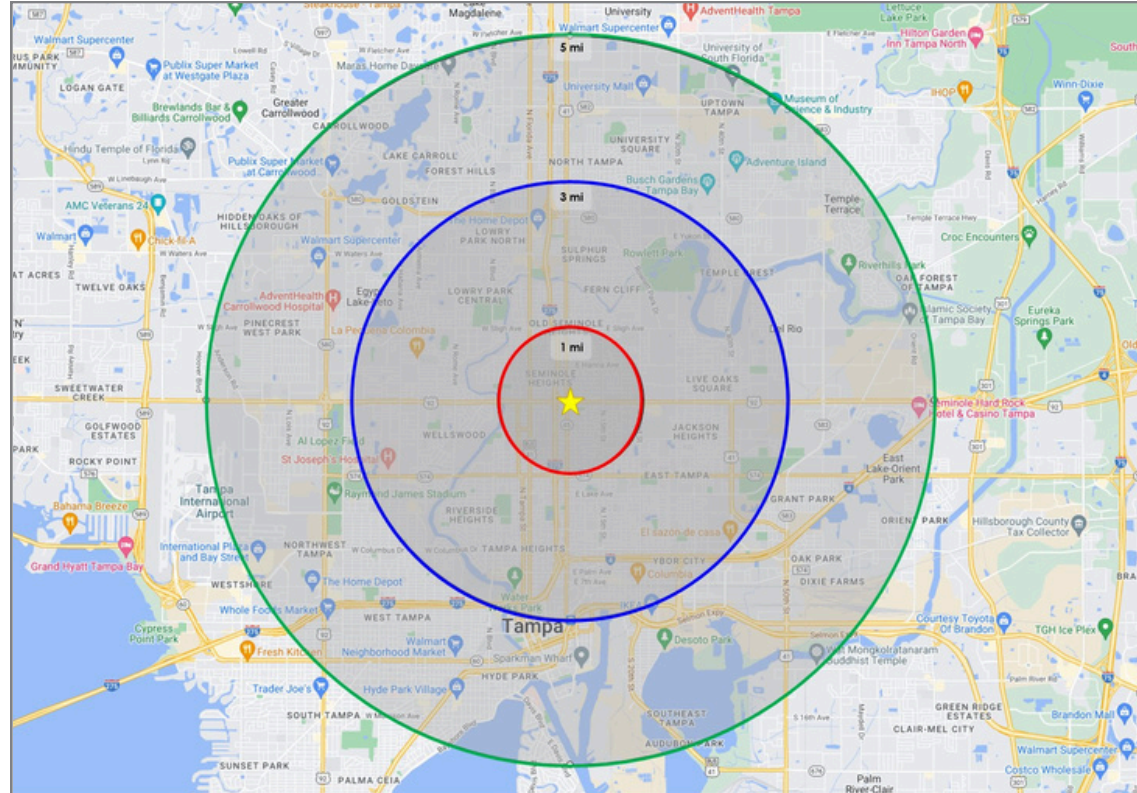
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INVESTMENT HIGHLIGHTS | DEMOGRAPHICS

- Value Add Opportunity
- Seminole Heights was named one of the best places to live in Florida
- Prime investment opportunity for condo reversion
- Assumable loan at 3.98% which matures in 2031
- Many multi-family development projects around subject site
- Immediate proximity to public transportation and Interstate 275
- Easy access from Hillsborough Ave.
- Plenty of resident parking
- High traffic corridor off Interstate 275, Nebraska Avenue and Hillsborough Ave.
- 2023 Total Population |15,733 - 1 Mile | 139,509- 3 Mile | 328,645- 5 Mile



| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total population | 14,548 | 139,614 | 334,670 |
| Average age | 40 | 40 | 39 |
| HOUSEHOLDS & INCOME | 1 Mile | 3 Miles | 5 Miles |
| Average HH income | \$95,308 | \$67,141 | \$75,713 |
| Average home value | \$388,745 | \$330,787 | \$358,089 |

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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600



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HUBZONING | MAPS & DIRECTIONS

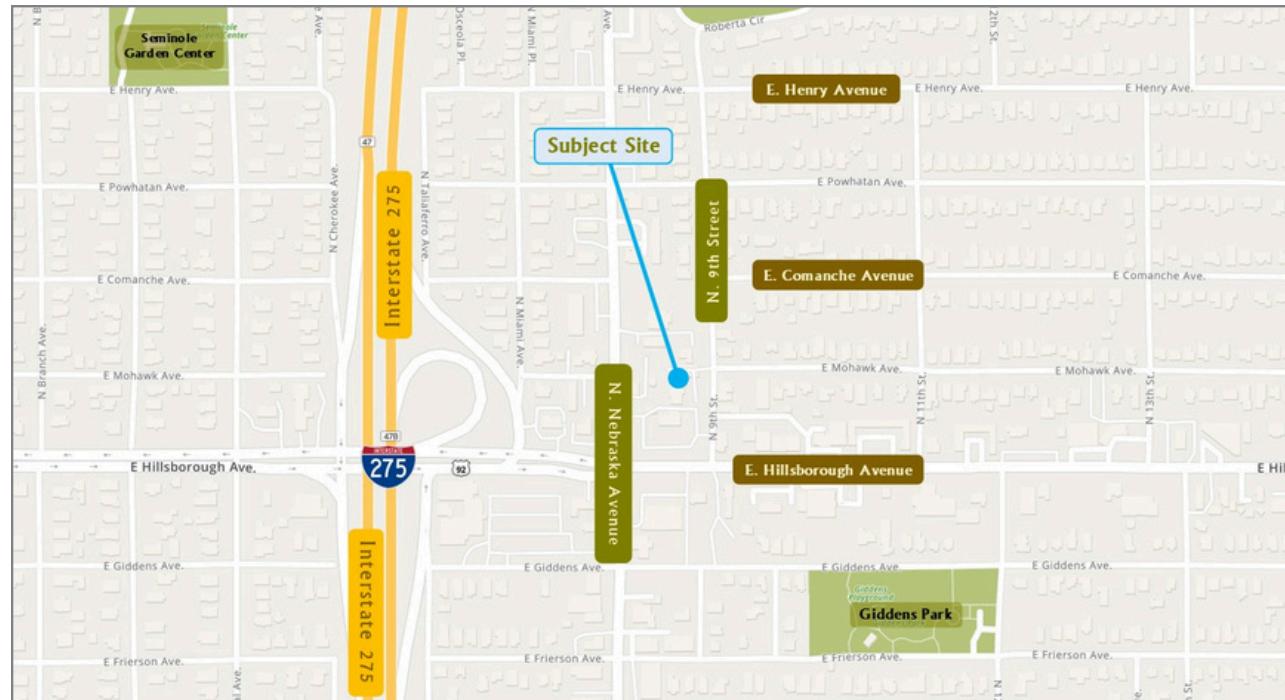


QUALIFIED HUBZONE

Qualified HUB Zone- Fueling the growth of small businesses in historically underutilized business zones, the HUBZone program provides certifications for preferential access to federal contracts- providing long-term tax benefits to tenants and business owners.

DRIVING DIRECTIONS

Driving Directions: From Downtown Tampa, take I-275 Northbound to E 92/ Hillsborough Avenue/ Exit 47-A. Merge right and exit eastbound on E. Hillsborough Avenue. Head east to 9th Street (1st street on your left after the N. Nebraska Avenue/ E. Hillsborough Avenue intersection). Turn left on N. 9th Street. Arrive at the property on your left 5416 N. 9th Street.



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