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TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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131 W. LINEBAUGH AVENUE

TAMPA, FL 33612 :: FOR SALE: \$245,000

GREAT RETAIL STOREFRONT
LOCATED WEST OF N. FLORIDA AVE

- **720 SF BUILDING :: 5,040 SF LOT :: ZONED CG**
- **LOCATED IN QUALIFIED HUBZONE**



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.

Investment Opportunity

ZONING IS CG - GENERAL COMMERCIAL. THIS DISTRICT PROVIDES AREAS WHERE A VARIETY OF RETAIL AND COMMERCIAL SERVICE ACTIVITIES CAN BE CONDUCTED COMPATIBLE WITH SURROUNDING USES AND RESIDENTIAL DISTRICTS.

Commercial-general: This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts.

Minimum lot size is 10,000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.

PROPERTY INFORMATION

Folio Number: 095057-0000

Zoning: CG (General Commercial)

Current Use: Retail - Barber shop

Site Improvements: 720 GSF

Lot Dimensions: (approx.) 45' x 112'

Front Footage: (approx.) 45' / along private road

Lot Size: 5,040 SF

Total Acreage: .12 acres

Parking: Onsite, up to 8 spaces (approx.)

Outstanding location. Buzzing residential and business district that is frequented by local & regional visitors



Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: \$245,000/

Price Per SF: \$340.27

Purchase Options: Cash, Hard Money, Conventional, SBA

Financing Available: Seller financing potential for qualified buyers

Expenses Available Upon Request

LOCATION

Street Address: 131 W. Linebaugh Ave

City: Tampa

Zip Code: 33612

County: Hillsborough

Traffic Count/ Cross Streets: 22,000 VTD

(W. Linebaugh Ave and N. Florida Avenue)

THE PROPERTY

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LEGAL DESCRIPTION

TRACT BEG 150 FT N AND 433 FT W OF SE COR OF SW 1/4 AND RUN N 45 FT E 112 FT S 45 FT AND W TO BEG SUB TO EASEMENT AS TO W 42 FT

THE COMMUNITY

Community/ Subdivision Name: Old Carrollwood/Forest Hills Area

Flood Zone Area: X

Flood Zone Panel: 12057C0212H

UTILITIES

Electricity: TECO

Water: Hillsborough County

Waste: Hillsborough County

Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2023

Taxes: \$1,368.89



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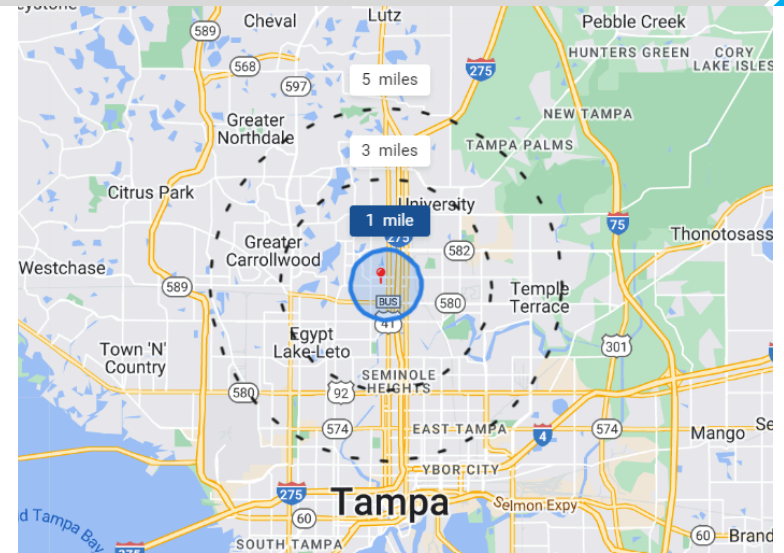
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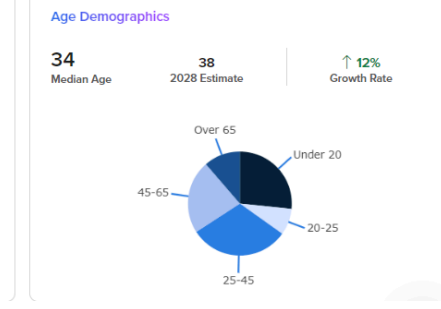
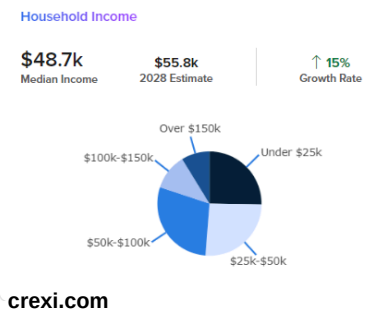
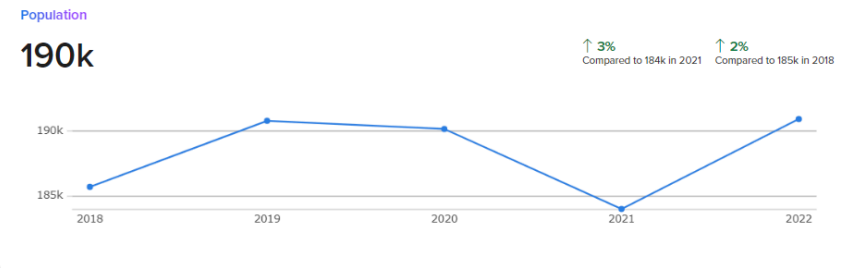


AREA HIGHLIGHTS | DEMOGRAPHICS

- Freestanding 720 SF commercial building
- Great for a variety of retail uses including barber shop or nail salon, storefront retail, boutique...
- Zoned CG (General Commercial)
- Growth and New Construction in area
- Highly sought location for small business owner
- Priced Right and Easy for start up companies
- Uses: Professional Office, Retail and/or Food related services
- .12 acre lot
- 20 minutes (approx.) to Downtown Tampa
- 25 minutes (approx.) to Tampa International Airport
- 13 minutes to Interstate 275
- 8 miles east of the Veterans Expressway
- Highest and best use: Retail Storefront
- High traffic volume on W. Linebaugh Avenue & N. Florida Avenue
- Convenient access to several major thoroughfares including W. Linebaugh Ave, N. Florida Avenue, W. Busch Blvd, along with easy accessibility to the Veteran's Expwy and Interstate 275



1 mile 3 miles 5 miles



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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600



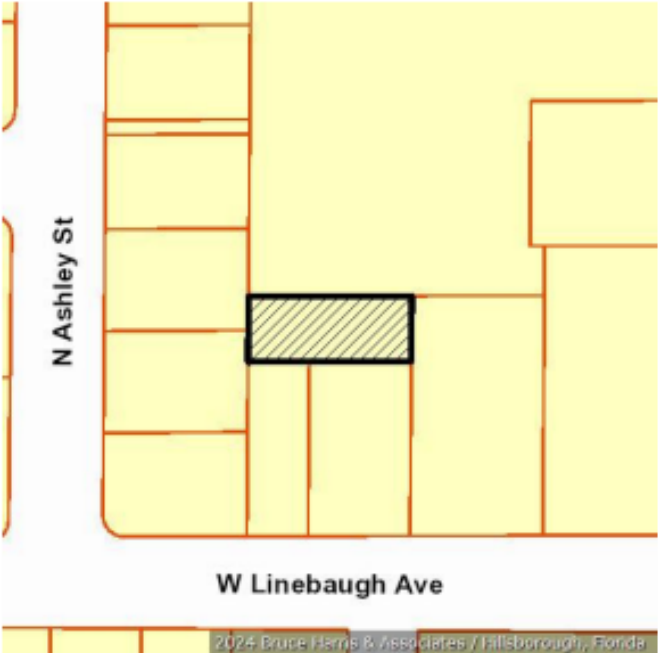
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MAPS & DIRECTIONS

DIRECTIONS

From Downtown Tampa. Take US-41/ Florida Avenue north.
 Travel approximately 6 miles towards the intersection of Linebaugh Avenue. Turn left onto W. Linebaugh Avenue. Head west. Turn right just after the white Farm Stores sign.
 Arrive at the property, the small building on your right. 131 W. Linebaugh Avenue



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- TENANT & LANDLORD REPRESENTATION
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- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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