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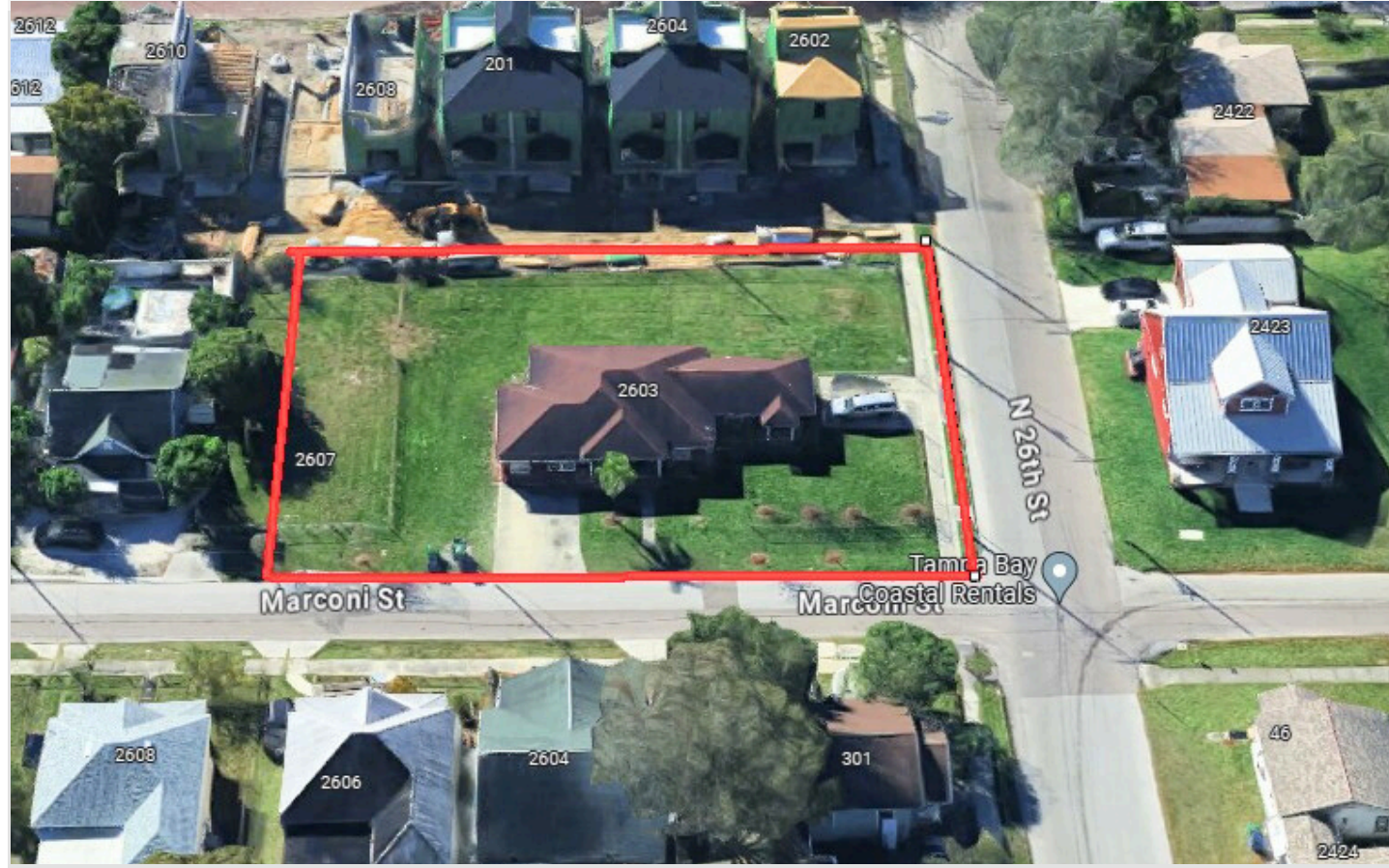
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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
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**2603-2607 MARCONI ST.
TAMPA, FL 33605 | FOR SALE : \$950,000**

**INVESTMENT / DEVELOPMENT
CORNER LOT :: PALMETTO BEACH**

**• LAND SIZE 15,960 SF •
2,131 SF TRIPLEX | ZONING RM-16 & RS-50**

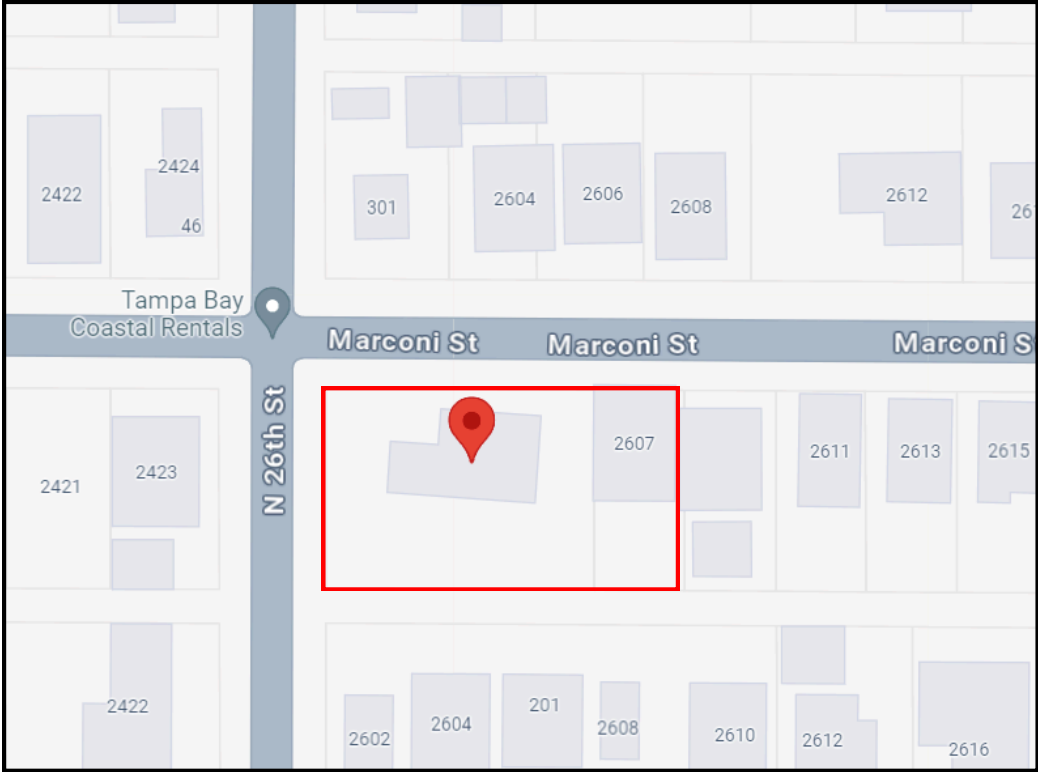


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INVESTMENT OPPORTUNITY

Zoned RM-16. Residential Multiple-Family: This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density. Multiple-family development may be permitted through the special use permit procedure. Minimum lot size is 5000 square feet, 1 unit per 2723 (sq. ft.). Maximum height is 35 feet.

Zoned RS-50. Residential single-family: This district provides areas for primarily low density single-family detached dwellings, but with smaller minimum lot size requirements. Minimum lot size is 5000 square feet, 1 unit per 5000 (sq. ft.). Maximum height is 35 feet.



PROPERTY INFORMATION

- Commercial sale price: **\$950,000**
- Folio number: **191089-0000,191088-0000**
- Site improvement: **2,131 SF Multi-Family Unit**
- Lot size: **15,960 SF (0.37 acre)**
- Lot dimensions: (approx.) **168' X 95'**
- Zoned: **RM-16 & RS-50**
- 2023 Taxes: **\$3,717.74**
- Phenomenal Investment Opportunity

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LISTING DETAILS

FINANCIAL & TERMS

Status: Active
Offering Price: \$950,000
Purchase Options: Cash, Hard Money, Conventional, SBA
Expenses: Available Upon Request

LOCATION

Street Number: 2603-2607
Street Name: Marconi
Street Suffix: Street
Street City: Tampa
County: Hillsborough
Market: Tampa/ St. Petersburg
Sub-Market: Palmetto Beach

THE PROPERTY

Folio Number: 191089-0000 & 191088-0000
Year Built: 1954
Site Improvement: 2,131 SF Multi-Family Unit
Property Use: Triplex
Zoning: RM-16 and RS-50
Lot Size (total) : 0.37 acre
Lot Dimensions (total) : 168' X 95'
Front Footage: 168'

UTILITIES

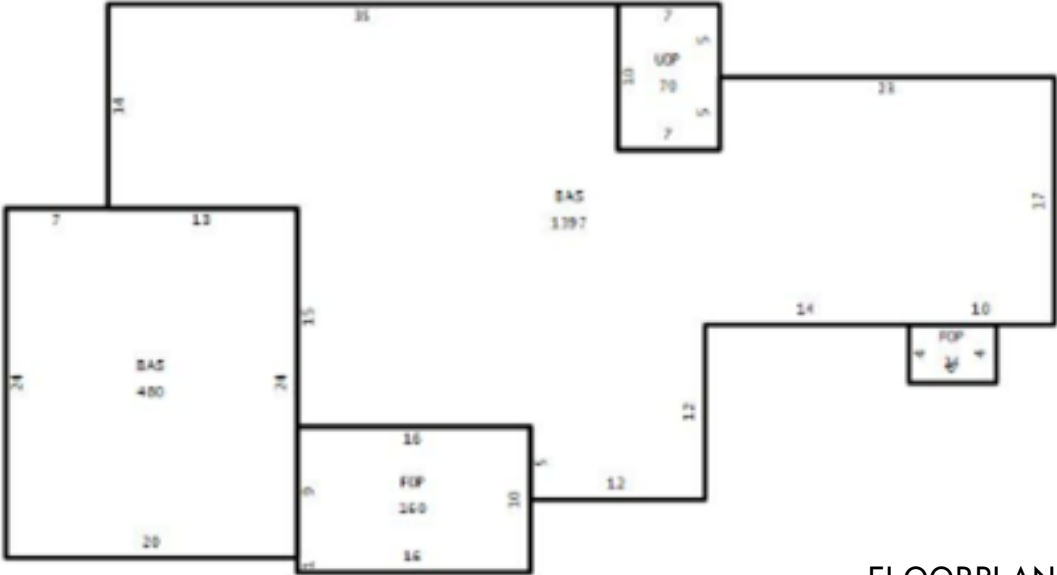
Electricity: TECO
Water: City of Tampa Utilities
Waste: City of Tampa Utilities
Communications: Verizon/Frontier/Spectrum

TAXES

Tax Year: 2023
Taxes: \$3,717.74

THE COMMUNITY

Community/Subdivision Name: Palmetto Beach
Flood Zone Area: AE
Flood Zone Panel: 12057C0358J



FLOORPLAN

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PROPERTY PHOTOS



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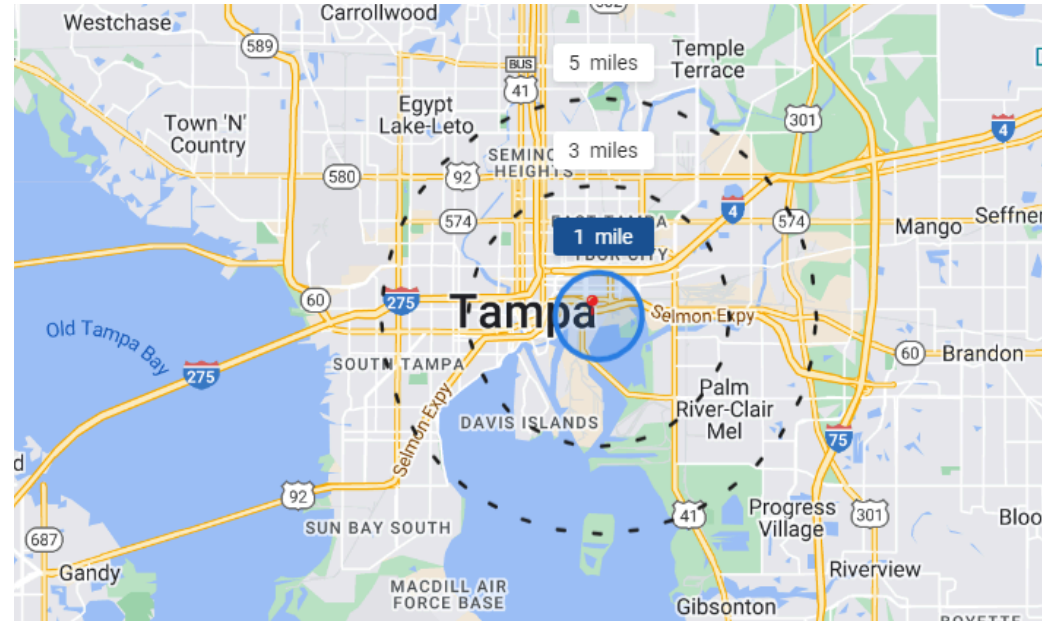
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AREA HIGHLIGHTS | DEMOGRAPHICS

- **TREMENDOUS LOCATION-** Great visibility and frontage directly on 26th Street and Marconi Street
- **Corner location**
- **Buzzing residential district** that is frequented by local & regional visitors
- **Quick commute to Downtown Tampa, Historic Ybor City, East Tampa, Channel District and the surrounding East Tampa Area**
- **6 minutes (approx.) to Downtown Tampa 15 minutes (approx.) to Tampa International Airport**
- **1 mile to Interstate 275 and Interstate 4**
- **0.4 miles westbound on the ramp of Selmon Expwy.**
- **Located immediately south of Adamo Drive**
- **Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares**
- **Convenient access to several major thoroughfares including N. 22nd Street, Adamo Drive/ SR 60, N. 34th Street, N. 40th Street, and N. Nebraska Avenue along with easy accessibility to Selmon Expressway and all the Greater Tampa Bay Area**
- **2023 Total Population | 4,989 - 1 Mile | 82,149 - 3 Mile | 217,100 - 5 Mile**



POPULATION	1 Mile	3 Miles	5 Miles
Total population	4,989	82,149	217,100
Average age	34.8	34.9	36.8
Average age (Male)	36.2	34.3	35.8
Average age (Female)	32.8	36.5	38.1

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	3,255	38,947	97,928
# of persons per HH	1.5	2.1	2.2
Average HH income	75,084	67,166	73,265
Average home value	316,828	259,016	271,342

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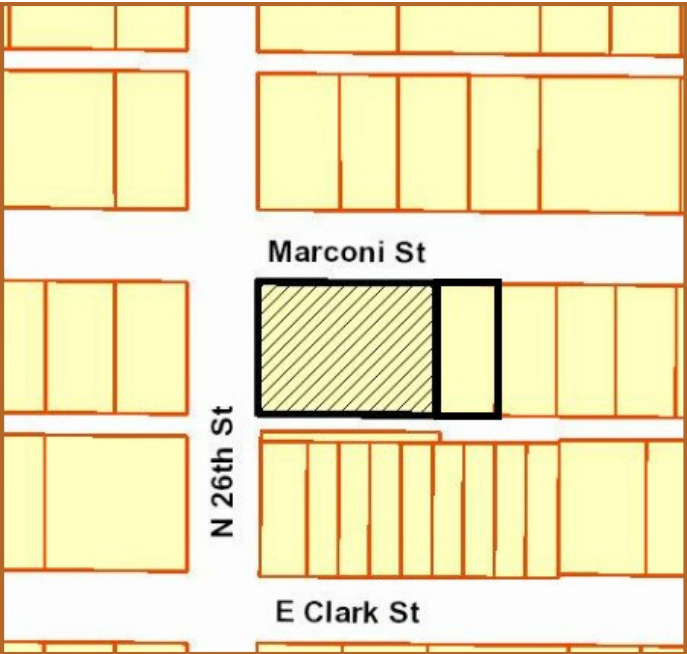
CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600



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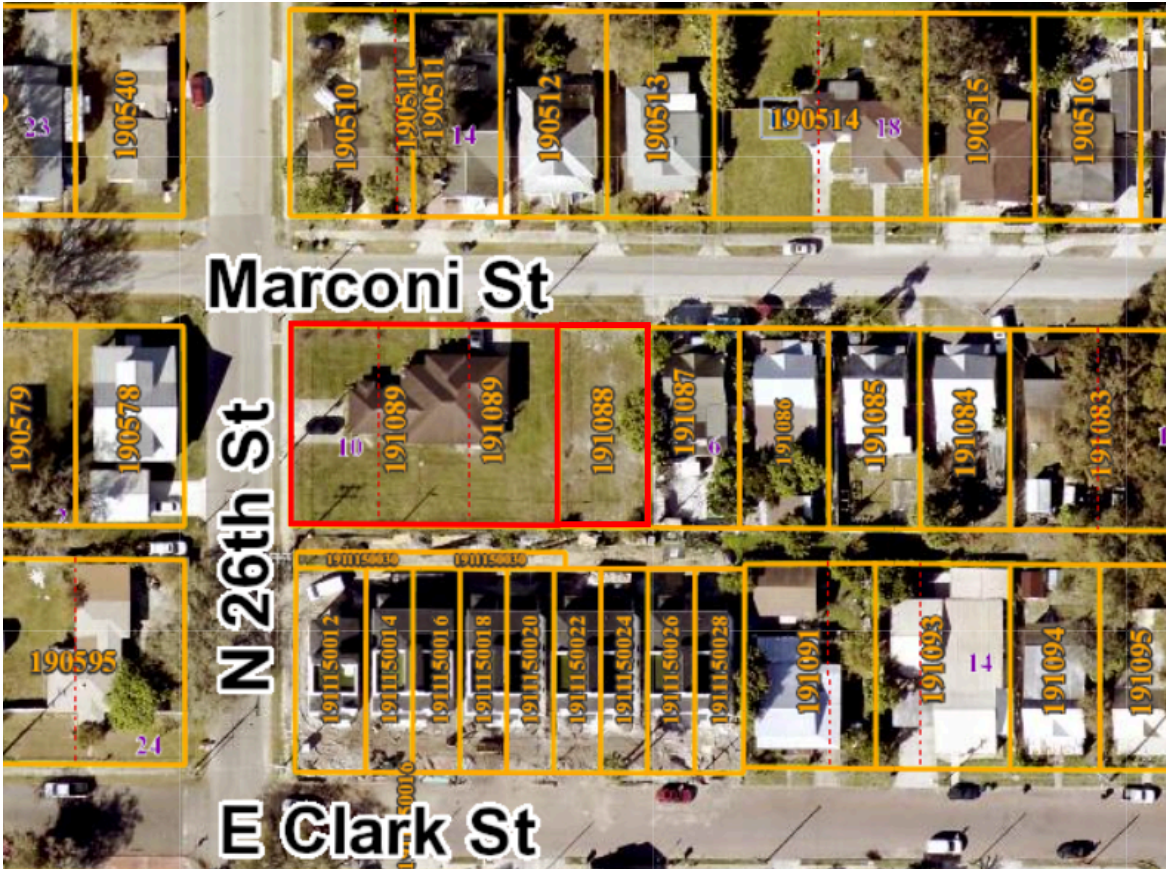
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HUBZONING | MAPS & DIRECTIONS



DRIVING DIRECTIONS

From Downtown Tampa head east to Channelside Drive. Turn left and head north. Merge onto Adamo Drive/ Hwy 60. Travel east. After passing Ikea Furniture Store, turn right on N. 26th Street. Head south. Travel south to Marconi Street. Arrive at the property on the left at Marconi Street and N. 26th Street.



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