

2,190 SF :: EVENT SPACE/OFFICE FOR LEASE



1715 E. 4th Ave. Tampa, FL 33605

PROPERTY DETAILS:

FOLIO #: 190049-0000

BUILDING SIZE: 2,190 SF

ZONING: YC-6

DIMENSIONS: 105'x74'

USES: OFFICE, RETAIL, EVENT SPACE

LOCATION: Corner Intersection with Dog Park & Café to be opening adjacent

Available: Completely renovated-Top to Bottom, Free-Standing Commercial building for Lease in The Heart of the Ybor City District. This Property is Located on E. 4th Avenue with Great Road Exposure and Plenty of Possibilities ideal for a Variety of commercial uses. Situated 3 blocks South of 7th Avenue, this parcel sits on a highly visible 7,700 SF corner lot boasting a block constructed 1,480 SF free standing building. There is onsite parking and the property is fenced and secured. The Building also offers 3 exterior Bays that would be ideal for outdoor seating. Zoned YC-6, Ybor Community Commercial; the property is in Close Proximity to numerous Restaurants, Retail Establishments and Schools and can be used as a Retail Storefront, Neighborhood Tavern, Lounge, Restaurant, Gallery, Café, Office and Countless Other Types of Similar Businesses. The Potential is Unlimited- a Neighborhood Grocery Store or Community Center would flourish here as well! Don't Miss this Exceptional Opportunity to Start Up or Move your Business to Call Today for Your Showing!

FOR LEASE: \$4,500 / MONTH / NNN

LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • O: 813-935-9600 • E: Tina@FloridaCommercialGroup.com



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Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ www.FloridaCommercialGroup.com

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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.

LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

For Lease: **\$4,500 NNN**

NNN Expenses: **Call Broker for details**

LOCATION

Street Number: **1715**

Street Name: **E. 4th**

Street Suffix: **Avenue**

City: **Tampa**

County: **Hillsborough**

Traffic Count/ Cross Streets:

7,258 VTD (2018 MPSI) 7th Avenue and 17th Street

19,176 VTD (2018 MPSI) 7th Avenue and 22nd Street

Market: **Tampa**

Sub-Market: **Ybor City**

THE PROPERTY

Folio Number: **190049-0000**

Site Improvements: **Professional Offices**

Improvement Size: **1,480 HSF 2,190 GSF**

Property Style: **Office or Retail or Specialty Use**

Renovated: **2020**

Zoning: **YC-6 The Original Ybor City Historic District**

Lot Size: **14,230 SF**

Lot Dimensions: **TBD**

Front Footage in Feet: **TBD**

Parking Onsite/ Offsite: **Offsite and Curb Side**

TAXES

Tax Year: **2021**

Tax Amount: **Ask for Details on nnn**

worksheet

UTILITIES

Electricity: **TECO**

Water: **City of Tampa Utilities**

Waste: **City of Tampa Utilities**

Communications: **Verizon, Spectrum/ Frontier**

DRIVING DIRECTIONS

Interstate-4 to Ybor City Exit. Head South on 21st Street to 4th Avenue. Turn Right. Head West on 4th Avenue. And property is located on South side, corner of 4th Avenue and 17th Street

THE COMMUNITY

Community/ Subdivision Name: **Ybor City**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0354H**



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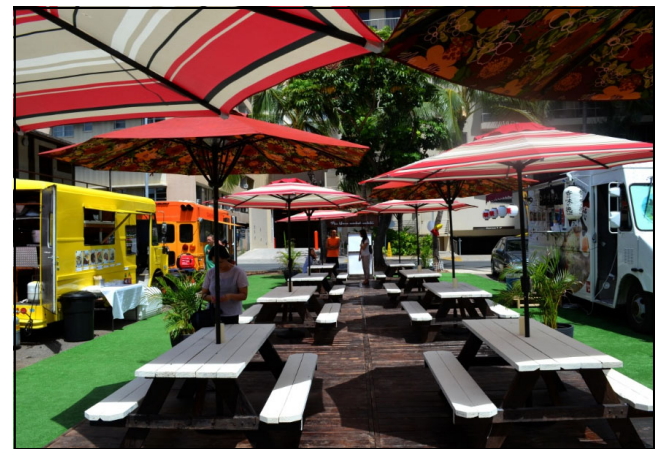
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LISTING CONCEPTS



IDEAS IDEAS IDEAS



Potential Concepts

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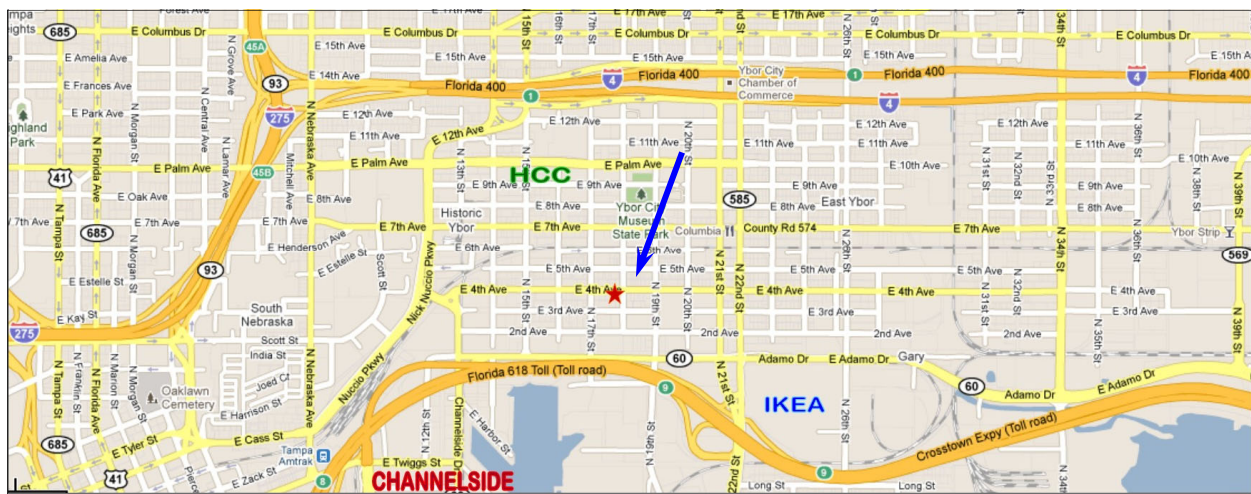
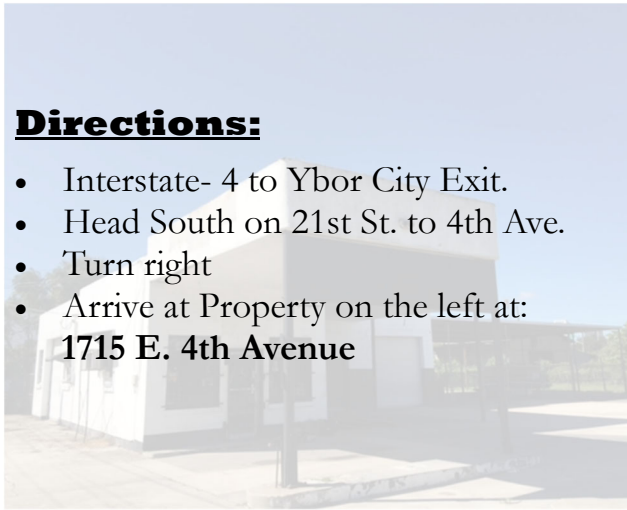
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LISTING MAPS_ARIELS_DIRECTIONS

Directions:

- Interstate- 4 to Ybor City Exit.
- Head South on 21st St. to 4th Ave.
- Turn right
- Arrive at Property on the left at:
1715 E. 4th Avenue



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