



florida
COMMERCIAL
group

BROKERAGE DONE DIFFERENTLY

live
work
& play

IN GROWING TAMPA BAY!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

131 W. LINEBAUGH AVENUE

TAMPA, FL 33612 :: FOR SALE/ FOR LEASE

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



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: **\$245,000/**

Price Per SF: **\$340.27**

Lease Price: **\$2,520/ month + Sales Tax**

Price Per SF: **\$42.00**

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

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.)

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



BROKERAGE DONE DIFFERENTLY

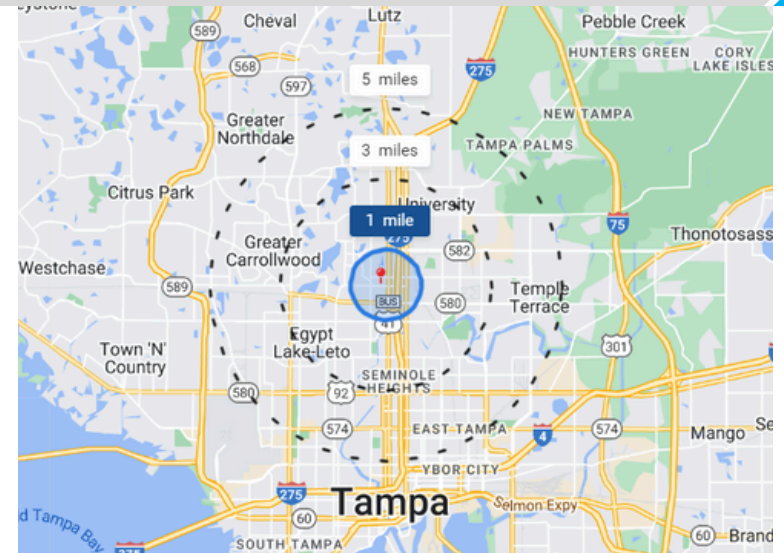
LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

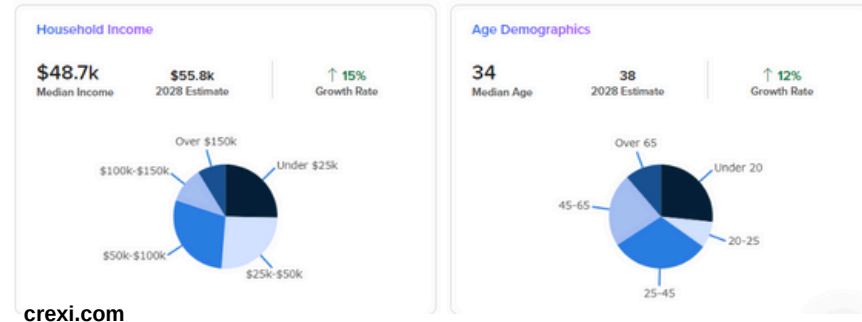
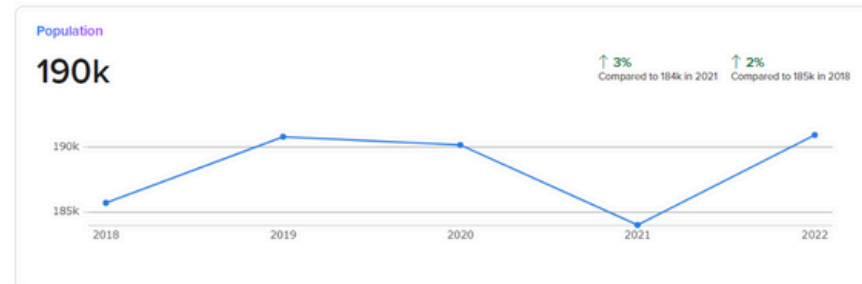


AREA HIGHLIGHTS | DEMOGRAPHICS

- 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



BROKERAGE DONE DIFFERENTLY

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600



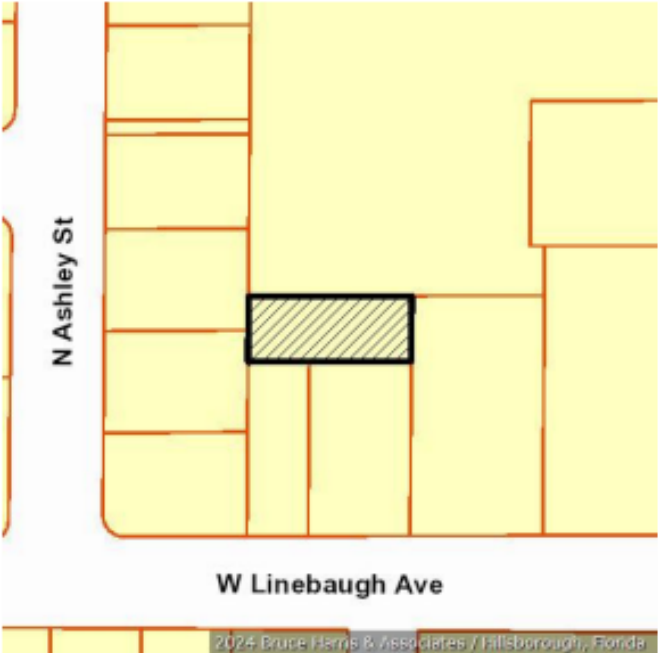
LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

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



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

CALL OUR TEAM TODAY!
813.935.9600



THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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.



BROKERAGE DONE DIFFERENTLY
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

