

Great Opportunity for an Investor or an Owner/User

7279 N NEBRASKA AVE | TAMPA, FL 33604

\$950,000

AVAILABLE: Commercial Building and Land For Sale

Zoned SH-CI | AUTO SERVICE/REPAIR GARAGE | Property Use: 2753 AUTO REPAIR

live
work
& play

IN THE HEART OF SEMINOLE HEIGHTS



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.

CALL TODAY! 813-935-9600 | TINA MARIE ELOIAN, CCIM | TINA@FLORIDACOMMERCIALGROUP.COM

PROPERTY INFORMATION

7279 N Nebraska Ave | Tampa, FL 33604

\$950,000

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Zoned SH-CI | AUTO SERVICE/REPAIR GARAGE |
Property Use: 2753 AUTO REPAIR C

| | |
|-------------------------------|---------------------------|
| Folio #.....169879-0000 | Frontage.....106' |
| Zoning.....SH-CI | Depth.....115' |
| Total Land Area.....12,190 SF | Parking.....Onsite |
| | Taxes 2024.....\$4,450.20 |

**Own a piece of Seminole Heights in a
great commercial corridor by major
traffic arteries!**

Welcome to a lucrative investment opportunity in the heart of the thriving Seminole Heights neighborhood, just minutes away from Tampa and I-275. Presenting this remarkable corner lot auto repair commercial building at 7279 N Nebraska Ave, Tampa, FL 33604. Situated in the highly sought-after Seminole Heights area, this property is a prime example of location meeting potential. Zoned for auto service and repair garage use (SH-CI), it offers an exceptional chance to capitalize on the ever-growing demand for automotive services in this bustling region.

The investment not only secures you a solid foothold in the automotive industry but also places your business strategically at the intersection of convenience and accessibility. With its proximity to I-275, you can effortlessly tap into a broad customer base from all directions. Moreover, Seminole Heights, known for its vibrant community, eclectic charm, and a burgeoning mix of residential and commercial development, ensures sustained growth for your venture. Don't miss out on this incredible opportunity to own a piece of Seminole Heights' promising future while benefiting from the strategic advantages this corner lot auto repair commercial building offers.

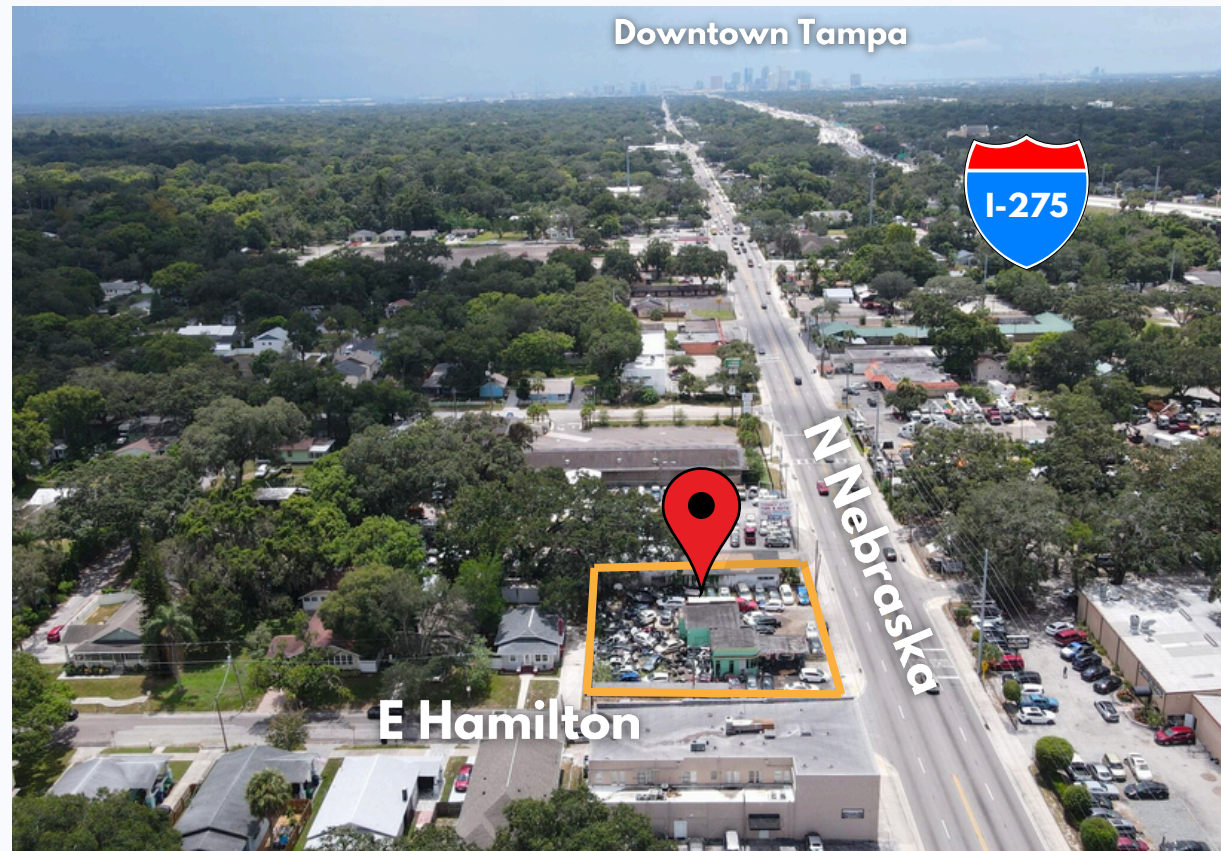
Priced for immediate sale...Submit Your Contract Today!



BROKERAGE DONE DIFFERENTLY

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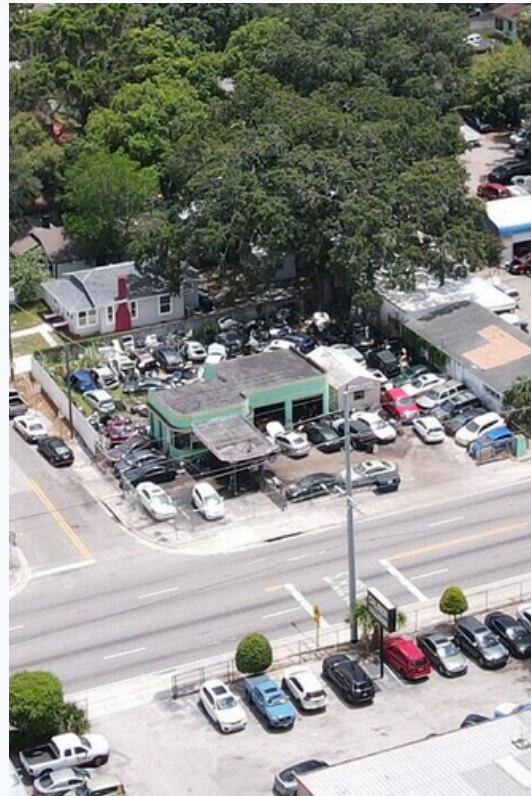
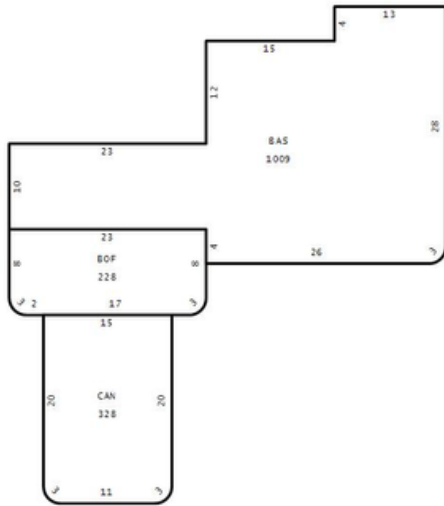
Photos

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**East Seminole Heights Area • Major Traffic
Throughways • Commercial Corridor**



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Directions

- Head north on N Florida Ave toward E Tyler St (0.3 mi)
- Turn right onto E Scott St (0.2 mi)
- Turn left to merge onto I-275 N (3.7 mi)
- Take exit 48 toward Sligh Ave (0.2 mi)
- Turn right onto E Sligh Ave (0.1 mi)
- Turn left onto N Nebraska Ave (0.2 mi)

Make your offer today!
813.935.9600



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

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CALL OUR TEAM TODAY!

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