



1923 E. 6TH AVENUE
TAMPA, FL 33605

EXCELLENT STREET FRONTAGE AND EXPOSURE

FOR SALE

AN EXCEPTIONAL OPPORTUNITY FOR ENTREPRENEURS, INVESTORS, OR BUSINESSES
LOOKING TO ESTABLISH A PRESENCE IN A HIGH-TRAFFIC, HIGH-VISIBILITY AREA.

Brokerage Done Differently

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& play
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

1923 E. 6TH AVENUE

TAMPA, FL 33605

SALE PRICE

\$470,000



2 BEDS



2 BATHS

PURCHASE OPTION

CASH, CONVENTIONAL, HARD
MONEY, SBA

PROPERTY FEATURES

EXCEPTIONAL BUSINESS OPPORTUNITY ON 6TH AVENUE, YBOR CITY

An exceptional opportunity for entrepreneurs, investors, or businesses looking to establish a presence in a high-traffic, high-visibility area. Positioned in the vibrant heart of Ybor City, this is one of the most affordably priced commercial properties currently available in the area—offering exceptional value and potential.

The property features a modern and spacious layout with 2 bedrooms and 2 bathrooms, making it versatile for both business and live-work concepts. Its design easily adapts to a range of business needs. Commercially zoned bungalows in central Ybor rarely come to market—making this a unique and compelling opportunity for investors, entrepreneurs, or business owners seeking a high-profile location with built-in charm and strong foot traffic.

Located along highly visible 6th Avenue, the property enjoys excellent street frontage and exposure. It is also adjacent to a popular, high-traffic coffee shop, placing your business in an already thriving and well-established commercial pocket of Ybor.



PROPERTY VIEW

LOCATION HIGHLIGHTS:

- **Prime Ybor City Location with YC-7 Zoning:** Situated in the vibrant heart of Ybor City, this rare bungalow-style commercial property benefits from highly desirable YC-7 zoning—providing flexibility for a wide range of business uses including office, retail, restaurant, or gallery.
- **Excellent Visibility & Accessibility:** Positioned directly across from a major parking lot on 6th Avenue, the property enjoys strong foot traffic and high visibility.
- **Surrounded by Thriving Businesses:** Join a well-established commercial pocket anchored by popular local spots, including a high-traffic coffee shop next door.
- **Flexible & Distinctive Layout:** The spacious, adaptable interior blends modern usability with the charm of a bungalow-style design—perfect for creative entrepreneurs or investors looking to make their mark in one of Tampa's most dynamic districts.

LISTING DETAILS

FINANCIAL TERMS

SALE PRICE **\$470,000**

PURCHASE OPTION CASH, SBA & HARD MONEY,
CONVENTIONAL

LOCATION

STREET ADDRESS 1923 E 6TH AVE

CITY/MARKET TAMPA

COUNTY HILLSBOROUGH

SUB MARKET CENTRAL YBOR AREA S OF INTERSTATE 4

UTILITIES

ELECTRICITY TECO

WATER/WASTE CITY OF TAMPA UTILITIES

COMMUNICATION SPECTRUM/ FRONTIER/ AT&T

THE COMMUNITY

**NEIGHBORHOOD/
SUBDIVISION NAME** CENTRAL YBOR AREA S OF I-4

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0358J

TAXES

TAX YEAR 2024

TAXES \$2,819.34

THE PROPERTY

BEDS 2 **BATHS** 2

FOLIO NUMBER 189899-0000

SITE IMPROVEMENT COMMERCIAL BUNGALOW

IMPROVEMENT SIZE 1,326 GSF

LOT DIMENSION & TOTAL SF 25' X 95' :: 2,375 SF

FRONT FOOTAGE 25 FT ALONG EAST 6TH AVENUE

PARKING ON-SITE FRONT & REAR PARKING :: OFFSITE, YBOR LOT 3
(ACROSS THE RAIL TRACKS)

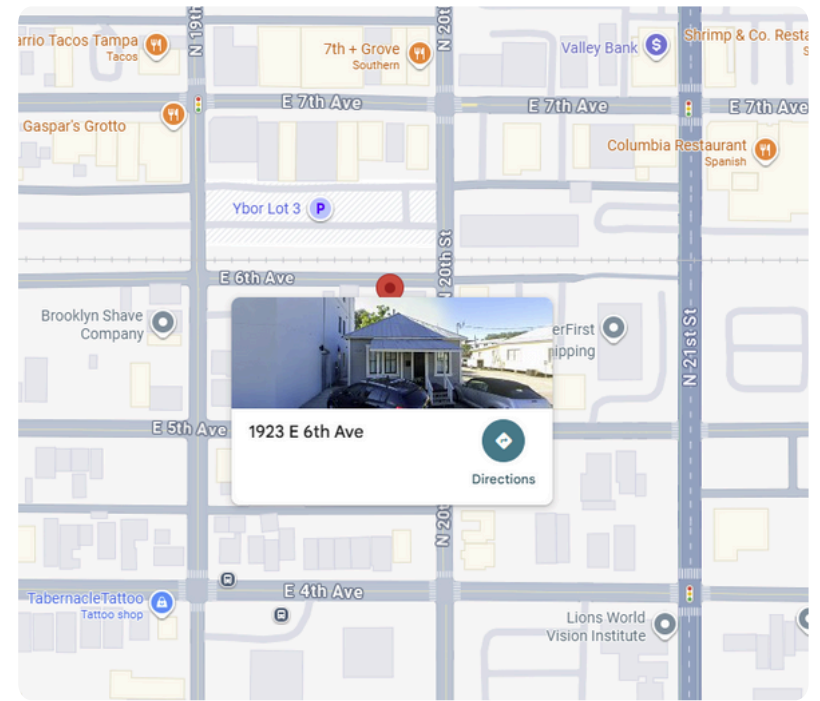


ZONING INFORMATION

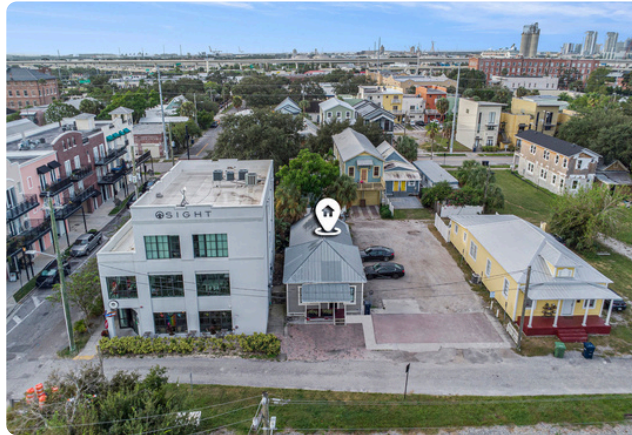
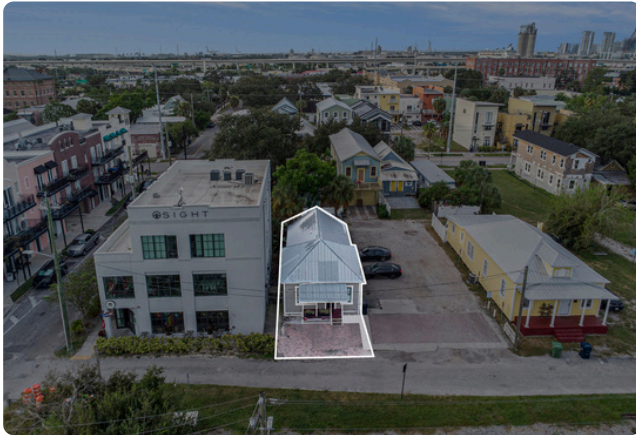
YC-7 Mixed Use: The purpose of the YC-7 subdistrict is to allow the development of land uses that are consistent with the adopted future land use element of the Tampa Comprehensive Plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed use development, including residential, which while restricting the more intense commercial and industrial uses, contribute to the appropriate mix of land uses needed to ensure a viable economic base for the historic district.

DRIVING DIRECTIONS

From Downtown Tampa, head east on East Jackson Street toward North Nebraska Avenue, then turn left onto N Nebraska Avenue and continue north. Follow the road until you reach Nuccio Parkway, then turn right and continue northeast until you arrive at E 7th Avenue. Turn right and head east to N. 19th Street. Turn right. Head south to E. 6th Avenue. Turn left. Drive east on E. 6th Avenue — the property, **1923 E. 6th Avenue** will be on your right.



AERIAL PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS



RETAIL & COMMERCIAL OPPORTUNITY IN YBOR CITY: A RARE BUNGALOW PROPERTY WITH PRIME VISIBILITY & FLEXIBILITY

An exceptional opportunity awaits entrepreneurs, investors, and business owners at 1923 E 6th Avenue, located in the vibrant heart of Ybor City. This rare commercial bungalow blends historic charm with modern adaptability, offering one of the most attractively priced properties in the district. With its strong visibility, central location, and steady pedestrian and vehicle traffic, it delivers outstanding value for those seeking to establish a presence in one of Tampa's most iconic business corridors.

Inside, the property features a spacious and flexible layout with two bedrooms and two bathrooms—ideal for office, retail, gallery, or live-work use. **Zoned YC-7 (Mixed Use)**, it allows a versatile range of commercial and residential applications. The site also provides dedicated parking in both the front and rear, a rare convenience in Ybor City. Located directly across from one of the area's largest public parking garages and steps from another major lot, it ensures effortless access and convenience for clients, customers, and staff.

Positioned along highly visible 6th Avenue, the property enjoys excellent frontage and exposure within a thriving commercial pocket surrounded by established local businesses—including a popular neighborhood café. It also sits within a **Qualified Opportunity Zone (QOZ)** and a **Qualified HUBZone**, offering potential incentives for investors and small business development. With its unique bungalow character, premium zoning, and strategic location, this property represents a standout opportunity in Ybor City—one that rarely comes to market.



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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.

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