



1324 E 7TH AVE
TAMPA, FL 33605

MAY ALSO BE LEASED, CALL FOR DETAILS

FOR SALE

Historic brick building, located in the heart of the National Historic District Ybor City. Rare opportunity to purchase a building of this size on 7th Ave! Ideal for retail, restaurant, or office use with TI available.

Brokerage Done Differently
FLORIDACOMMERCIALGROUP.COM

**TINA MARIE ELOIAN, CCIM
BROKER**
MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



**GABRIELLA ACCARDI WICHMAN
SENIOR DIRECTOR**
MOBILE: 813-225-1229
GACCARDI@ARECUSA.COM



EXECUTIVE SUMMARY

1324 E 7TH AVE
TAMPA, FL 33605

SALE PRICE

Negotiable

PURCHASE OPTIONS

CASH, CONVENTIONAL,
HARD MONEY, SBA

PROPERTY FEATURES

DISCOVER A PROMINENT COMMERCIAL OPPORTUNITY!

This space is housed in the historic “Larmon Building,” originally built in 1905 and offers a versatile two-story brick structure with a generous 17,864 square feet of open-plan space—the perfect canvas for your next restaurant, retail destination, boutique office, gallery or dynamic mixed-use concept in the heart of Ybor City.

- *First Floor:* Spacious layout ideal for public-facing use such as retail, dining or showroom...
- *Second Floor:* Additional open space suited for offices, studios or private event areas
- *Rooftop:* Opportunity for a rooftop build-out to add outdoor dining, lounge space, or entertainment

**You are free to renovate and customize the layout based on your project needs*

It is currently a blank-shell space **requiring renovation**, with tenant improvement (TI) options available. Additional highlights include an on-site parking ratio of 4 spaces per 1,000 square feet, with nearby supplemental public parking, a historic brick façade with signage potential and rear delivery access.



INTERIOR PHOTOS

LEASING DETAILS

- Flexible Terms: Sales price and terms are negotiable
- Multiple Uses: Ideal for retail, office, restaurant, bar, entertainment venue or wellness facility to name a few
- Buyer Incentives: TI allowances may be available for qualified buyers
- Customizable Space: Build to suit
- Property is also for lease: Entire space may be leased or a portion thereof, starting at 3,000 SF

HIGHLIGHTS:

- Located in historic Ybor City, Tampa’s famed National Historic Landmark District along vibrant 7th Avenue
- Excellent walkability (Walk Score 80) and bike-accessibility (Bike Score 73), with a Transitional Score ~54
- Strategically positioned near streetcar stops and public transit in Tampa’s popular entertainment corridor.

LISTING DETAILS

FINANCIAL TERMS

SALES PRICE **Negotiable**

LOCATION

STREET NUMBER	1324 E 7TH AVE
CITY	TAMPA
COUNTY	HILLSBOROUGH
TRAFFIC COUNT	APPROX. 5,400 VEHICLES PER DAY ALONG E 7TH AVE AT AVINIDA REPUBLICA DE CUBA
MARKET	TAMPA
SUB MARKET	YBOR CITY

UTILITIES

ELECTRICITY	TECO
WATER	CITY OF TAMPA UTILITIES
WASTE	CITY OF TAMPA UTILITIES
COMMUNICATION	FRONTIER/VERIZON/SPECTRUM

THE COMMUNITY

NEIGHBORHOOD/SUB DIVISION NAME	YBOR CITY HISTORIC DISTRICT
FLOOD ZONE AREA	X
FLOOD ZONE PANEL	12057C02354J

THE PROPERTY

FOLIO NUMBER 197060-0000

ZONING YC-1

YC-1- IT IS LOCATED IN HISTORIC YBOR'S PRIMARY COMMERCIAL CENTER. THIS ZONING SUPPORTS A VIBRANT MIX OF HISTORIC RETAIL, DINING, AND CULTURAL ACTIVITIES, WHILE ENSURING THAT NEW DEVELOPMENT RESPECTS THE HISTORIC SCALE AND CHARACTER OF THE AREA.

AVAILABLE SF	3,000-17,864 SF
CEILING HEIGHT	13FT (APPROX)
LOT DIMENSION	160' X 100'
FRONT FOOTAGE	160'
PARKING	ONSITE, GARAGE AND STREET PARKING AVAILABLE

TAXES

TAX YEAR 2024

TAXES \$33,076.80



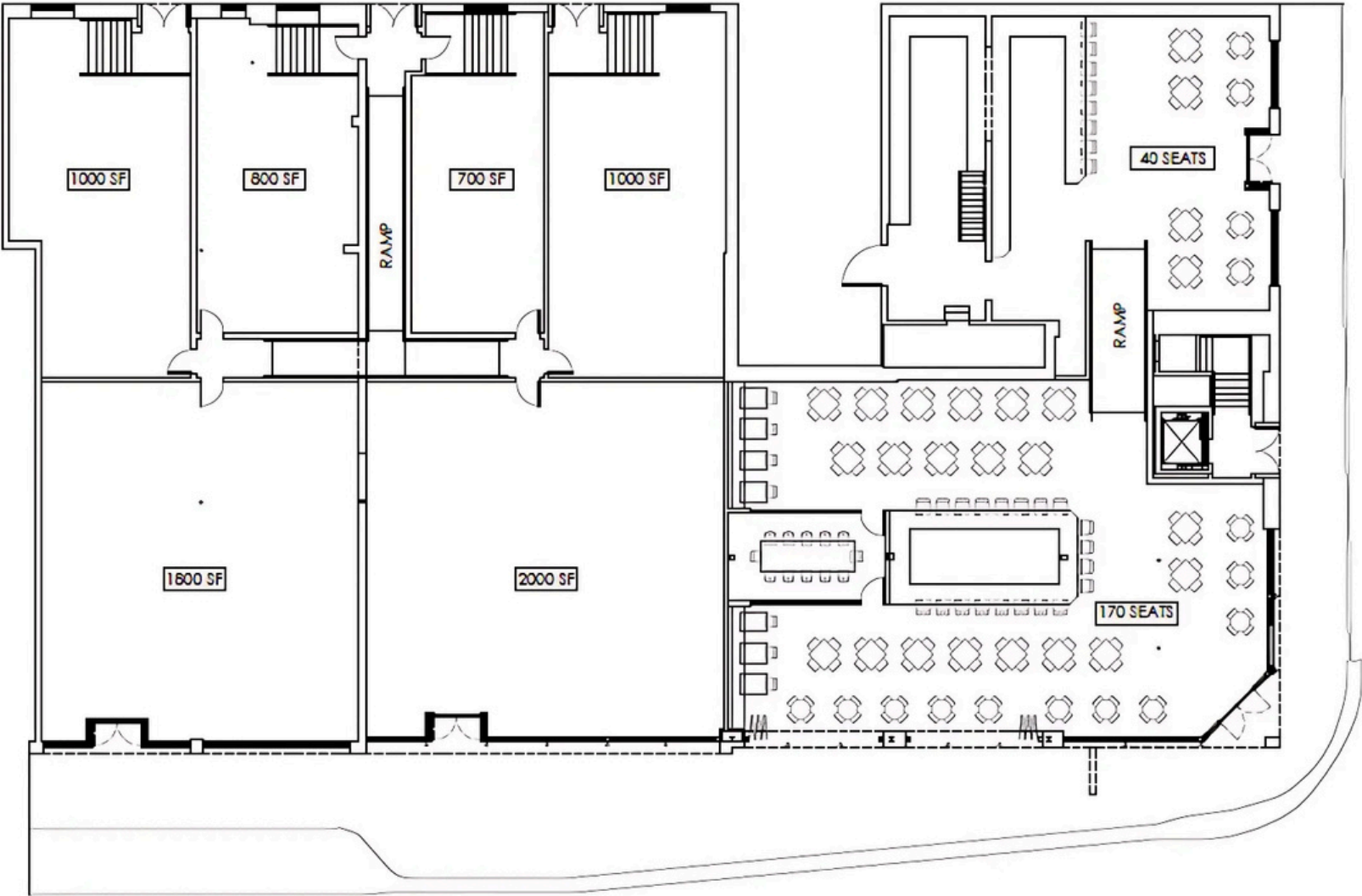


OPTIONAL DEVELOPMENT SKETCH | SITE RENDERING



NOT ISSUED FOR CONSTRUCTION

OPTIONAL LAYOUT PLAN



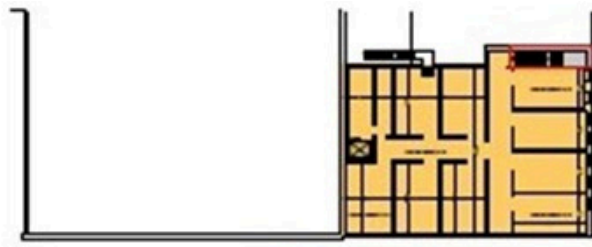
 1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

NOT ISSUED FOR CONSTRUCTION

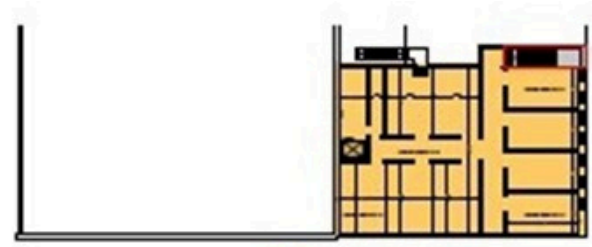
OPTIONAL DESIGN BLUEPRINT



Second Floor Area - 3,429 Sq. Ft.



Rule 1 Second Floor Area - 3,429 Sq. Ft.



Rule 1 Second Floor Area - 3,429 Sq. Ft.



First Floor Area - 14,237 Sq. Ft.
Second Floor Area - 3,429 Sq. Ft.
Mezzanine Area - 317 Sq. Ft.
Vertical Penetration



Rule 1 - 4,109 Sq. Ft.
Rule 2 - 4,494 Sq. Ft.
Rule 3 (First and Second Floor) - 8,843 Sq. Ft.
Rule 4 - 2,167 Sq. Ft.
Rule 5 Mezzanine Area
Vertical Penetration



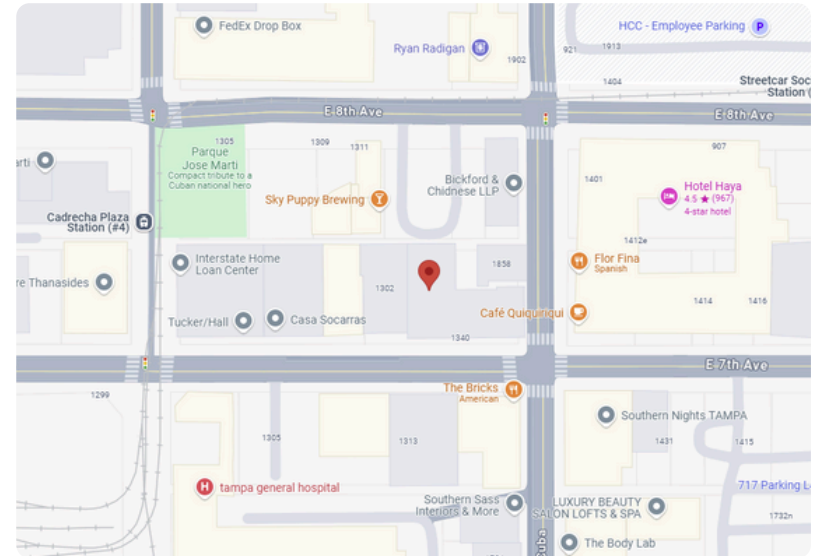
Rule 1 - 1,954 Sq. Ft.
Rule 2 - 2,154 Sq. Ft.
Rule 3 - 2,147 Sq. Ft.
Rule 4 - 2,339 Sq. Ft.
Rule 5 (First and Second Floor) - 8,843 Sq. Ft.
Rule 6 - 2,167 Sq. Ft.
Rule 7 Mezzanine Area
Vertical Penetration

Floorplan is not to scale

MAPS AND DIRECTIONS

From Tampa International Airport, head east on FL-60 E toward I-275 N. Merge onto I-275 N and continue for about 5 miles. Take Exit 45A for I-4 E toward Orlando, then keep right at the fork to merge onto I-4 E. Drive approximately 1.5 miles and take Exit 1 toward Ybor City/21st Street/22nd Street. Turn right onto 21st Street, then left onto E 7th Avenue.

Continue west for about half a mile — 1324 E 7th Ave will be on your right, located in the heart of historic Ybor City. Street parking and nearby public lots are available.



WHERE HISTORY INSPIRES VISION: PRIME COMMERCIAL SPACE IN YBOR CITY

More than just a commercial address, 1324 E 7th Ave is a legacy property in the heart of Tampa's historic Ybor City—offering a rare blend of character, scale, and location ideal for ambitious business owners, investors, or visionary developers.

Set along one of the city's most vibrant corridors, this two-story brick building spans over 17,800 square feet, providing a substantial footprint for retail, restaurant, office, entertainment, or mixed-use concepts. Originally constructed in 1905, the building retains its historic charm with a striking brick façade, large street-facing windows, and flexible interior space ready to be transformed.

Inside, the expansive open shell is primed for customization—with high ceilings, exposed brick, and abundant natural light offering the perfect foundation for a one-of-a-kind space. Whether you're envisioning a flagship retail destination, a multi-tenant workspace, or a culinary venue that celebrates the culture of Ybor, the possibilities are endless.

The property is situated just steps from local attractions, the TECO Line Streetcar, public parking, and major thoroughways—offering high foot traffic, exceptional visibility, and direct access to Tampa's thriving urban core. It's a space where history meets opportunity, and where your concept can make a lasting impression. From its strategic location to its timeless architectural presence, 1324 E 7th Ave is more than a building—it's a blank canvas in one of Tampa's most iconic neighborhoods.



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 27 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.



CALL OUR TEAM TODAY!
813.935.9600



NEED OUR HELP?

- Buyer & Seller Representation
- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

TINA MARIE ELOIAN, CCIM BROKER

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



GABRIELLA ACCARDI WICHMAN SENIOR DIRECTOR

MOBILE: 813-225-1229
GACCARDI@ARECUSA.COM



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

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