

West Tampa Commercial Building and Lot for Sale

2009 N. Armenia Ave. & 2342 W. Walnut St., Tampa, FL 33607

EXECUTIVE SUMMARY



Summary:

Asking Price:	\$749,900
Also Available for Lease:	\$3,049/month (\$18.67 PSF, NNN plus \$8 PSF CAM)
Availability:	Immediate
Building Size:	1,372 SF
Total Lot Size:	7,380 SF (Armenia Ave parcel) 3,690 SF (Walnut St parcel) 0.25 acres Total 123'W X 90'D +/-
Zoning:	PD – Planned Development for both parcels see attached.
Future Land Use:	Community Commercial-35 (2.0 FAR)
Total Taxes:	\$5,228. (2025)
Parking:	5 +/- spots
Ceiling Heights:	9'+/-
Location:	West Tampa
Traffic Counts	Over 10,000 AADT
Utilities	Water/Sewer City of Tampa Electric: Tampa Electric

Overview:

Free Standing Prime Commercial Building with extra lot for Sale

Located in the heart of West Tampa, this building offers an ideal space for businesses seeking convenience and accessibility. This historic looking bungalow has all the old-world charm along with modern creature comforts. This provides an inviting environment for clients and employees alike. The sale also includes the adjacent parcel to the north at 2342 Walnut St Tampa FL.

Features:

- Central Location:** Situated in West Tampa's bustling commercial district, easily accessible by public transportation and quick access to I-275 only blocks away.
- Flexible Layout:** Versatile floor plan adaptable to various office setups, from open-concept workspaces to private offices.
- Other:** there is a storage shed located in the back.
- Visibility:** with over 10,000 average daily traffic counts this property features great visibility.
- Parking:** On-site parking available for tenants and visitors, ensuring hassle-free access. This lot is located on the south side of the building and is fenced.
- Extra Lot:** The sale includes the adjacent lot to the north. This lot couple potentially be used for parking too.

Whether you're a startup looking for a dynamic space to grow or an established firm seeking a strategic location, this office building provides the perfect foundation for your business success.

2342 W Walnut St is not included in lease offering.

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PICTURES



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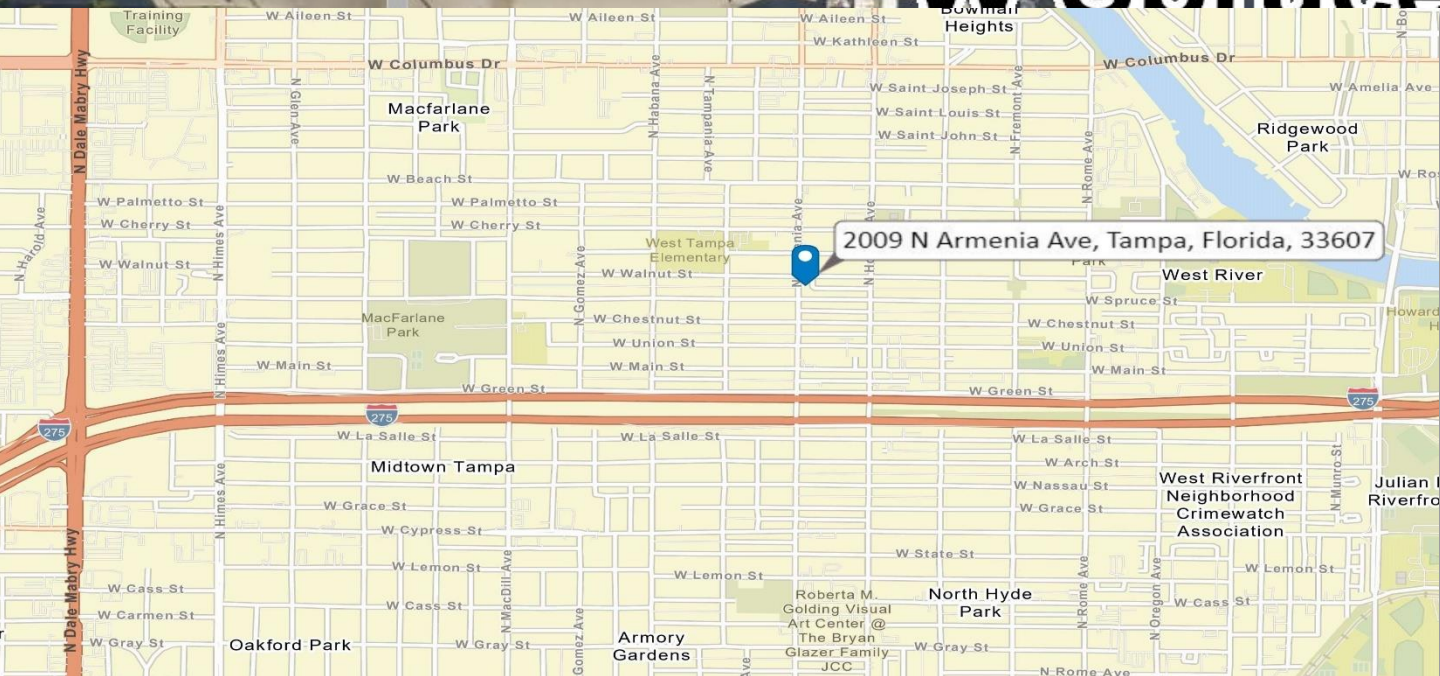
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AERIAL & AREA MAP



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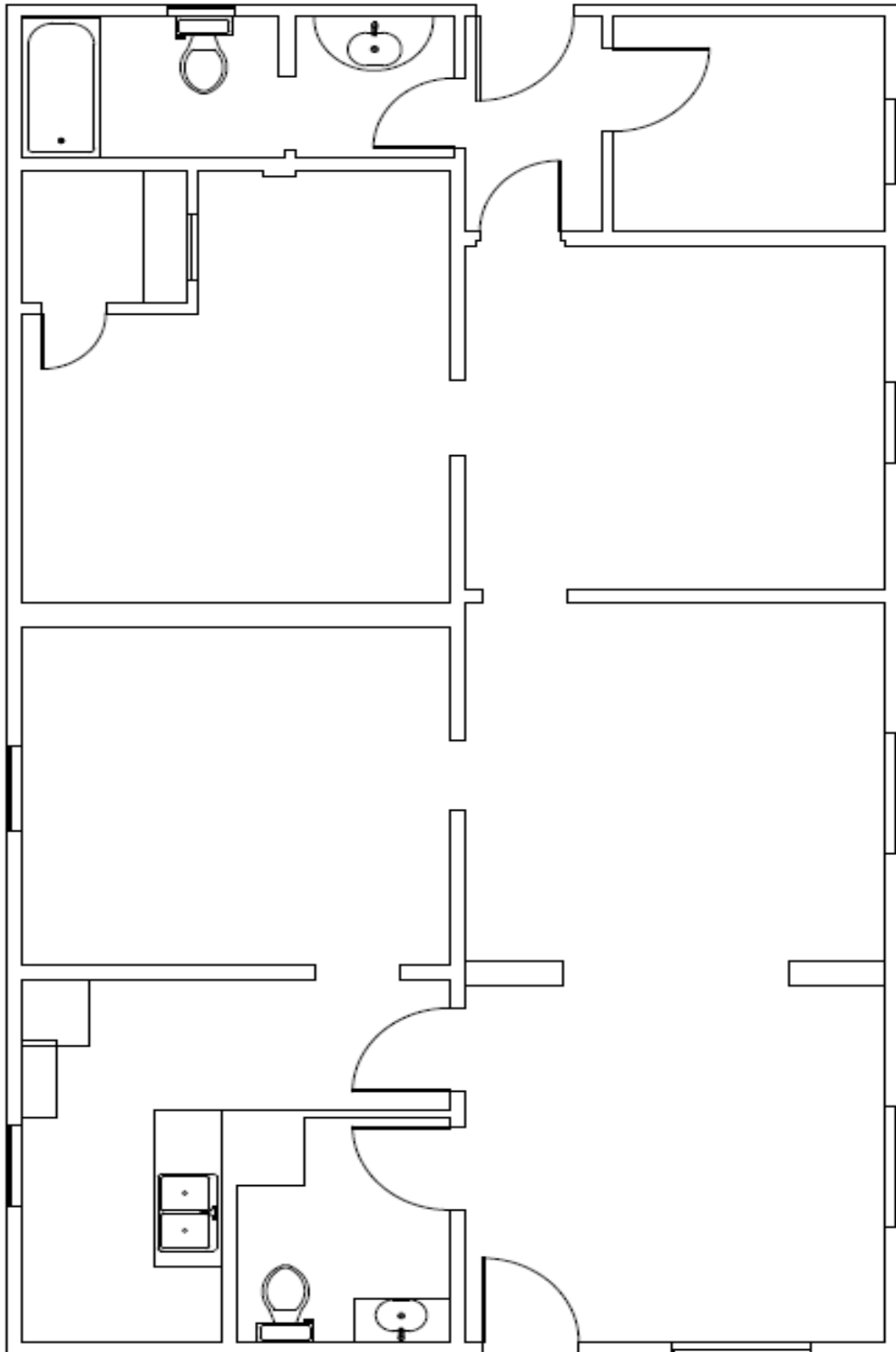
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FLOOR PLAN (NOT TO SCALE)



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PD for 2009 N Armenia Ave

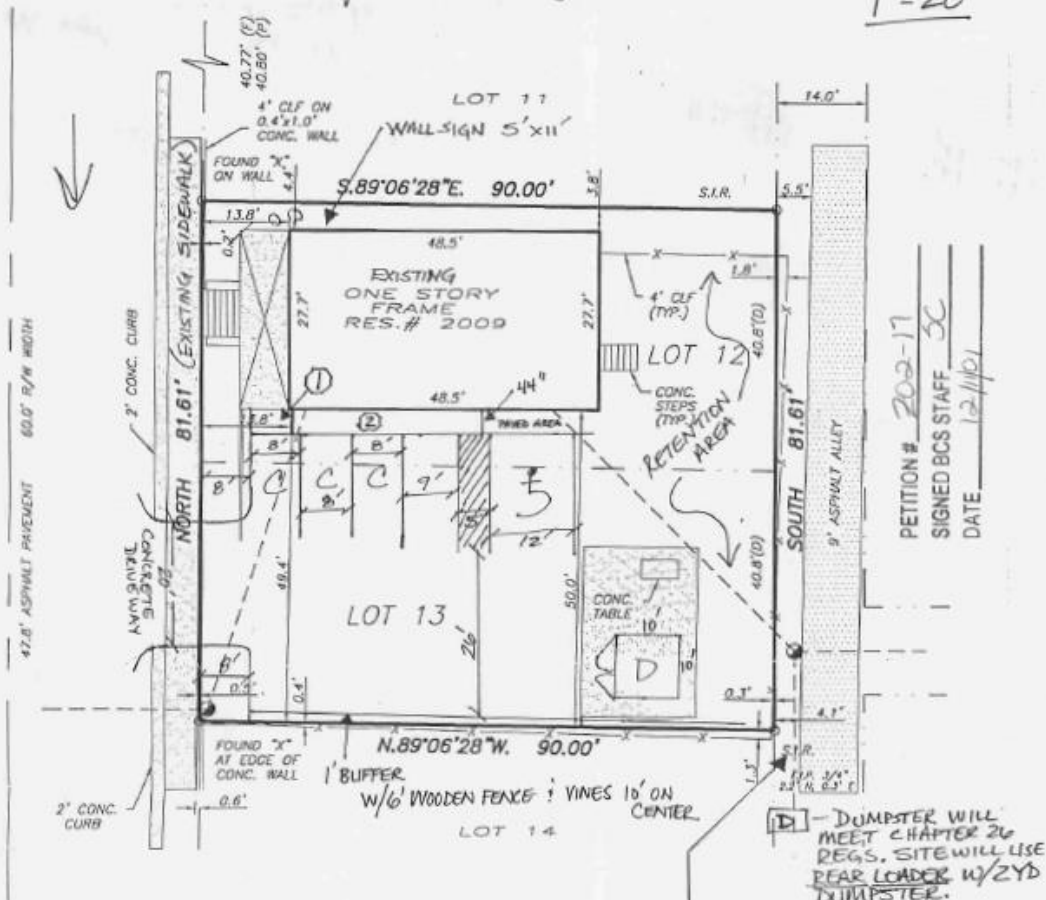


PROPOSED USE: RETAIL SALES w/ NO ALCOHOL

WAIVERS: ① Reduce 15' buffer to residential use on southern boundary to 1' w/ wooden fence (6') & vines
F.P. 1' 10' on center.

N.W. CORNER OF LOT 11 ② Reduce 15' buffer to residential on northern boundary to 4'4" for existing structure.

N
1" = 20'



1. Site will comply with Chapter 13 Tree and Landscape.
2. Stormwater retention in eastern buffers. Site will comply with LOT Stormwater Regs.

BASIS OF BEARINGS ASSUMED NORTH FOR THE EAST R/W LINE OF NORTH ARMENIA AVENUE.

FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON, THE SURVEYOR MAY BE USED ON ASSIGNED EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING COMPANY, INC. (ASCS) SURVEY

● BOUNDARY ● IMPROVEMENTS ○ FOUNDATION ○ FINAL ○ TOPOGRAPHIC

LEGEND

1/4"	S.S.	DEED BOOK	P.P.R.	FOUND PAVEMENT	P.P.R.	PERMANENT CONTROL POINT	S.P.K.	SET BACK
2"	S.W.	DEWEY	P.P.R.	GRAVE INLET	P.P.R.	PLAT BOOK	S.W.	WITH DIS
4"	E.P.	ELEVATION	H.W.F.	HOSE WIRE FENCE	P.P.	PLAT DATA	S.W.	SUBWALK
6"	E.W.	EDGE OF PAVEMENT	P.L.C.	INACCESSIBLE CORNER	P.C.	POINT OF CURVATURE	S.W.	WRECKED
8"	C.W.	EDGE OF WATER	L.P.	LIGHT POLE	P.C.	POINT OF TANGENCY	T.S.M.	TEMPORARY
10"	E.B.M.T.	EASEMENT	L.P.F.	LATITE FENCE	P.C.	POINT OF REVERSE CURVATURE	T.S.M.	TYRICAL
12"	F.	FLOOR LINE	M.A.S.	MASONRY	P.C.	POINT OF BEGINNING	T.S.M.	TOP OF
14"	F.M.	FIELD MEASUREMENT	N.G.V.D.	NATIONAL GEODETIC	P.C.	POINT OF COMMENCEMENT	T.S.M.	TRANSPIR
16"	F.H.	FIRE HYDRANT	N.G.V.D.	NATIONAL GEODETIC	P.C.	POWER POLE	T.S.M.	W.M.
18"	F.F.M.	FINISHED FLOOR	N.G.V.D.	NATIONAL GEODETIC	P.C.	RADIUS	T.S.M.	W.V.
20"	F.S.M.	FOUND SINKHOLE	N.G.V.D.	NATIONAL GEODETIC	P.C.	REMANING PORTION OF	T.S.M.	W.V.
22"	F.P.R.	FOUND PAVEMENT	N.G.V.D.	NATIONAL GEODETIC	P.C.	RIGHT OF WAY	T.S.M.	W.V.
24"	F.P.R.	FOUND PAVEMENT	N.G.V.D.	NATIONAL GEODETIC	P.C.	SET BACK	T.S.M.	W.V.

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PD for 2342 Walnut St



SIGHTING & SETBACKS:

SPECIFIC TO THE CORNER PROPERTY AT
WALNUT ST. AND ARMENIA AVE.
FOLIO # 179418.6000

PROPOSED USE:

The proposed use calls for the development of up to 2,400 square feet of professional office/mixed use. Type V or Type VI Construction. Permissible uses would be: 1) all professional office; 2) mixed use consisting of 50% office and 50% residential in which the residential use would be limited to two bedrooms; or 3) office and retail in which the office space would not exceed 1200 square feet and the retail space would not exceed 1,000 square feet.

Parking for the developed property will be provided off the rear alleyway with four spaces dedicated to the building, one of which would be for handicapped access.

The storm water plan shall meet the same performance criteria as the residential buildings.

MINIMUM P.D. SETBACKS:

Front Yard = 6'-0"
Side Yard = 0'-0"
Rear Yard = 6'-0"

BUILDING HEIGHT:

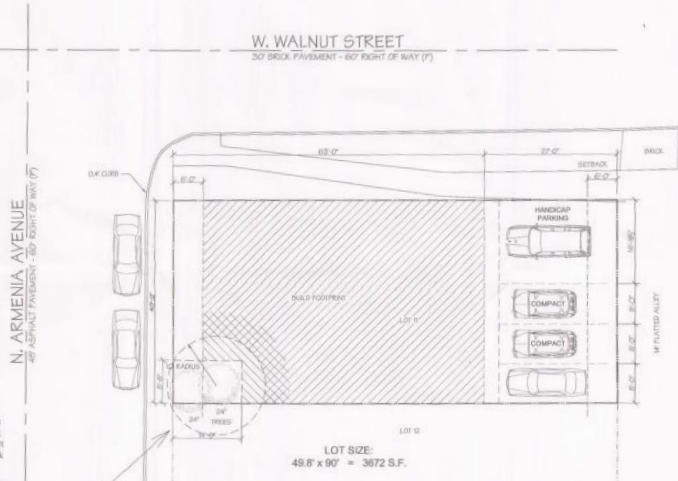
Building height will be limited to 35' - 0"

The proposed parking on the alley will measure 8 feet by 18 feet with a 24 foot back out. The ADA parking space will measure 12 feet by 18 feet with a 5 foot aisle and a 24 foot back out.

NOTE:

The two mature trees in this location on the site would be preserved. Construction closer than 10' radius from the base of the trees will employ techniques designed to protect the root system and comply with recommendations from City of Tampa, Parks and Recreation department.

W. WALNUT STREET
50' BRICK PAVEMENT - 60' RIGHT OF WAY (1")



LOT SIZE:
49.8' x 90' = 3672 S.F.

The applicant requests a waiver to increase the percentage of compact spaces from 45% to 75% on this site plan.

The ADA space for the model homes will be located in the model homes parking lot at the southeast corner of Spruce St. and Albany Ave. The percentage provided for no location in the driveway serving the building. Gallery and Carwash (shown in sketch). Further, up to six right-of-way or other recommended parking spaces will be considered between the driveway and the proposed building.

The original note on handicap parking is deleted. The ADA parking space for the model homes will be placed in this parking area and will meet all ADA standards.

BUILDABLE AREA WITHIN REQUESTED SETBACKS

SCALE: 1/8" = 1'-0"

West Tampa
P.D. REZONING REQUEST FOR
INTOWN PROPERTIES, LLC

Project: 225-119
Date: 06-10-09
Revisions:
- 07-06-09
- 08-01-09
- 08-23-09
Sheet # 07

Andretta Properties
Design Implementation
Tampa, FL 33607 - Telephone: 813-263-5737 - CBE 096136

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