



Falkenburg Rd
N Falkenburg Rd
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4806 N FALKENBURG RD
TAMPA, FL 33610

VERSATILE PROPERTY WITH EXCEPTIONAL POTENTIAL

FOR SALE

A prime 2.87-acre property on Falkenburg Road offering income, visibility, and endless potential for future development.

Brokerage Done Differently

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live
work
& play
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

4806 N FALKENBURG RD

TAMPA, FL 33610

FOR SALE

\$895,000

CURRENT USE:

CURRENTLY USED AS A SINGLE-FAMILY
RENTAL HOME

FUTURE USE:

SMALL BUSINESS | COMMERCIAL |
TOWNHOMES | INVESTMENT



RESIDENTIAL



3 BEDS



2 BATHS



1,580 SF

PROPERTY FEATURES

VERSATILE PROPERTY WITH EXCEPTIONAL POTENTIAL

Perfectly positioned along Falkenburg Road near I-4, I-75, and US Hwy 92, this 2.87-acre property offers strong potential, including a **live-and-work opportunity**. With income-producing improvements, flexible zoning, and proximity to growing developments, it's ideal for investors, entrepreneurs, or small businesses.

Surrounded by residential and commercial growth, the site offers excellent visibility and the space to expand, redevelop, or create a combined living and business venture.

PROPERTY HIGHLIGHTS:

- Direct frontage on Falkenburg Road
- The property offers convenient access not only to Interstate 4, but also to I-75 and US Hwy 92.
- 2.87 acres of beautiful land with mature foliage
- Currently zoned AS-1 and RDC-12, offering flexible development options and potential for future CMU-12 rezoning.
- Adjacent to townhouse and PD developments
- Income-producing: \$2,200/month from long-term tenant
- Ideal for a private estate, small business, or redevelopment project



EXTERIOR



INTERIOR



4806 N FALKENBURG RD, TAMPA, FL 33610

PROPERTY PHOTOS



Your Tampa Bay and Beyond Commercial Real Estate Experts

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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.

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



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

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