



3414-3420 N 15TH +
1410 E 27TH AVE TAMPA, FL 33605

EAST TAMPA COMMERCIAL/ RESIDENTIAL PORTFOLIO

FOR SALE

LIVE WORK AND INVEST, ALL IN ONE PLACE, YBOR CITY- EAST TAMPA
GREAT CASH FLOWING PORTFOLIO.

Brokerage Done Differently

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

TINA MARIE ELOIAN, CCIM
BROKER

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



live
work
& play
IN THE HEART OF TAMPA BAY!

EXECUTIVE SUMMARY

**3414-3420 N 15TH +
1410 E 27TH AVE**

TAMPA, FL 33605

OFFERING PRICE **\$2,145,000**

PURCHASE OPTION CASH, CONVENTIONAL, SBA,
HARD MONEY

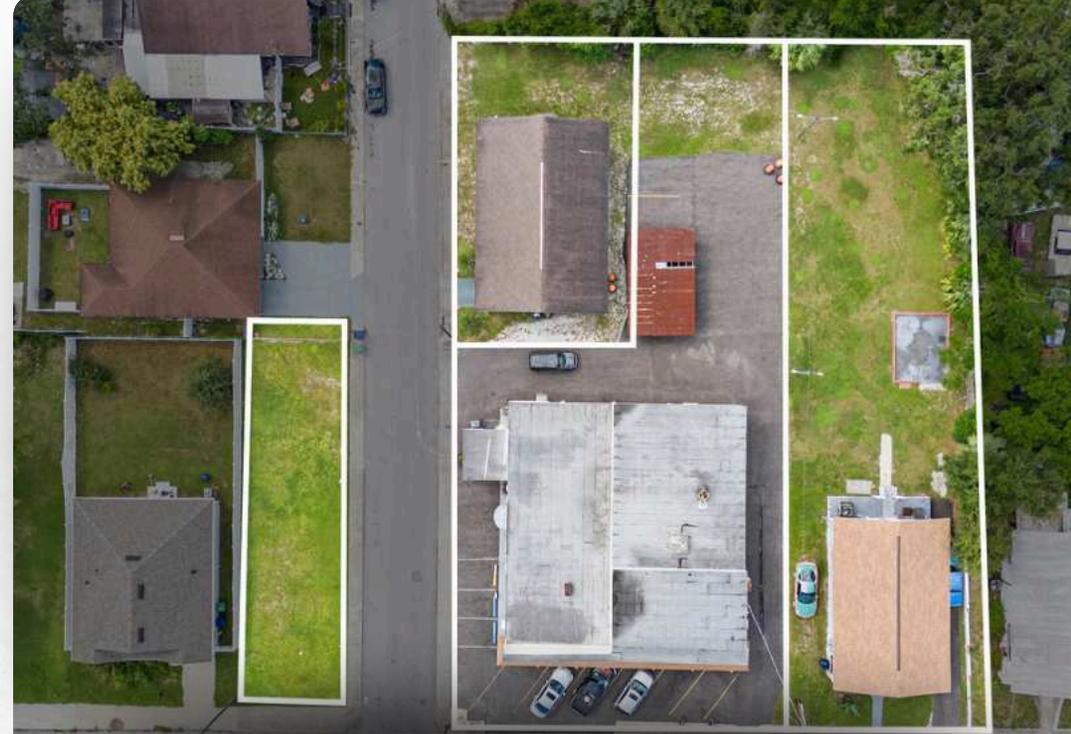
FINANCING AVAILABLE CALL BROKER FOR DETAILS

PROPERTY FEATURES

This mixed-use portfolio along N. 15th Street in Ybor City–East Tampa presents a high-performing, cash-flowing investment with a current annual proforma of \$87,600. The commercial building is leased at \$48,000/year, and two long-term residential tenants generate \$18,000 and \$21,600 annually. An adjoining lot offers potential for additional parking or future development, making this a versatile opportunity in a rapidly revitalizing district.

The property totals .76 acres across four parcels with 8,021 SF in three buildings, including a vacant lot, a commercial building, and two residential casitas. With approximately 161 feet of frontage along N. 15th Street, dedicated on-site parking, and excellent visibility, it's ideal for a commercial/residential investment portfolio or a future redevelopment project.

Conveniently located minutes from Downtown Tampa, Ybor City, Seminole Heights, and I-275, the site sits in a buzzing residential and commercial district that's attracting new occupants and businesses. This combination of strong cash flow, strategic location, and growth potential makes it an outstanding opportunity for investors, business owners, or developers. Call for a property brochure.



PROPERTY VIEW

LOCATION HIGHLIGHTS:

- **Prime Southeast Seminole Heights Location:** Direct frontage on N. 15th Street, minutes from I-275, Downtown Tampa, and Tampa International Airport.
- **High Traffic Exposure:** ~6,100 AADT at E. 21st Ave & N. 15th St, near dining, shopping, schools, and growing neighborhoods.
- **Versatile Use:** Suitable for commercial office, retail, mixed-use, service businesses, fitness, beauty, creative space, or meeting halls.
- **Qualified HubZone:** Offers long-term tax benefits for tenants and business owners.
- **Excellent Accessibility:** Easy access to N. Nebraska Ave, E. Lake Ave, I-275, and other major routes.



LISTING DETAILS

FINANCIAL TERMS

OFFERING PRICE **\$2,145,000**

PURCHASE OPTION CASH, CONVENTIONAL, SBA, HARD MONEY

FINANCING AVAILABLE **CALL BROKER FOR DETAILS**

LOCATION

STREET ADDRESS 3414-3420 N. 15TH STREET AND 1410 E. 27TH AVENUE

CITY/MARKET TAMPA-ST. PETERSBURG-CLEARWATER

COUNTY HILLSBOROUGH

SUB MARKET YBOR CITY/EAST SEMINOLE HEIGHTS AREA

UTILITIES

ELECTRICITY TECO

WATER/WASTE CITY OF TAMPA UTILITIES

COMMUNICATION SPECTRUM, FRONTIER AND VERIZON

THE COMMUNITY

NEIGHBORHOOD/SUBDI VISION NAME YBOR AREA NORTH OF I-4 AND YBOR CITY :: EAST SEMINOLE HEIGHTS AREA

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0352J

THE PROPERTY

FOLIO NUMBER 173303-0500: (3414 VL)
173312-0000: (1410 CASITA)
173309-0000: (3416 COMM. BLDG.)
173310-0000: (3420 CASITA)

ZONING CI: COMMERCIAL INTENSIVE (3414-3420) ::
RS-50: RESIDENTIAL MULTI-FAMILY (1410)

CURRENT USE MULTIPLE USES: 3416- MEETING HALL, 3420 &
1410- RESIDENTIAL RENTAL, 3414- VL

TOTAL PORTFOLIO SIZE (APPROX.) 33,410 SF :: .76 ACRES

FRONT FOOTAGE 161'/ N. 15TH STREET

LOT DIMENSION (APPROX.) (3414) 31' X 110' = 3,410 SF :: .08 ACRES
(1410) 100' X 50' = 5,000 SF :: .12 ACRES
(3416) 80' X 187.5' = 15,000 SF :: .35 ACRES
(3420) 50' X 100' = 5,000 SF X 2 = 10,000 SF ::
.24 ACRES

PARKING ONSITE (FRONT AND REAR PARKING LOT)

TAXES

TAX YEAR 2024

TAXES 173303-0500: \$628.39 (3414 VL)
173312-0000: \$2,139.91 (1410 CASITA)
173309-0000: \$6,300.91 (3416 COMM. BLDG.)
173310-0000: \$2,984.82 (3420 CASITA)



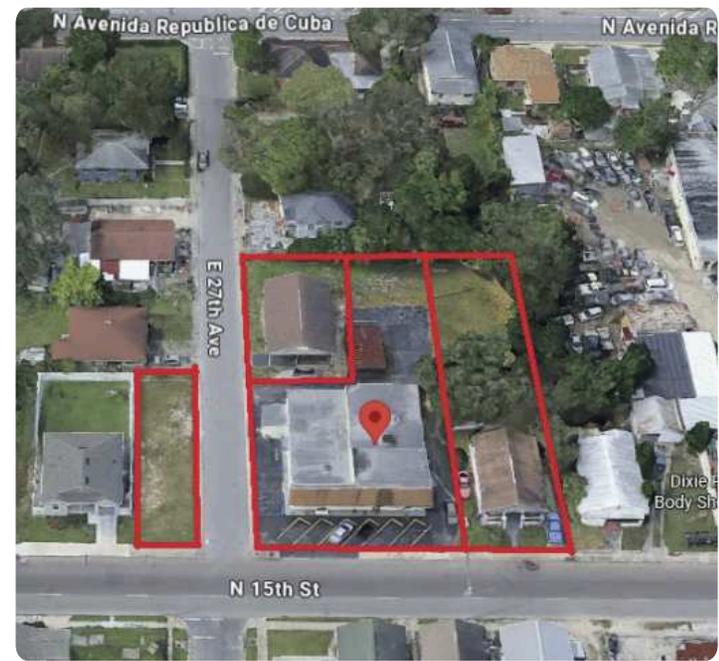
LOCATED IN A QUALIFIED HUBZONE

Qualified Hubzone (providing long-term tax benefits to tenants and business owners)
The HUBZone program fuels small business growth in historically underutilized business zones with a goal of awarding at least 3% of federal contract dollars to HUB-Zone-certified companies each year

The CI (Commercial-Intensive) zoning district allows for intense commercial activity, supporting heavy commercial and service-oriented uses. It requires a minimum lot size of 10,000 square feet, with a maximum FAR of 1.0-1.5 and a height limit of 45 feet. The RM-50 (Residential Multiple-Family) district supports high-density multifamily development, requiring a minimum lot size of 5,000 square feet and allowing one unit per 871 square feet, with building heights permitted up to 200 feet.

DRIVING DIRECTIONS

From Downtown Tampa. Head northbound on N. Nebraska Avenue to east 21st Avenue. Turn right. Head east. Turn left onto N. 15th Street. Head north to east 27th Avenue. Arrive at the property on your left. 3414- 3420 N. 15th Street & 1410 E. 27th Ave.



PROPERTY CONSISTS OF:

3414 N. 15TH STREET

3,430 SF VACANT LOT

3416 N. 15TH STREET

4,962 GSF COMMERCIAL BLDG

3420 N. 15TH STREET

1,428 GSF RESIDENTIAL CASITA
3 BEDS | 2 BATH

1410 E. 27TH AVENUE

1,641 GSF RESIDENTIAL CASITA
3 BEDS | 1 BATH



PROPERTY PHOTOS



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.



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



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

