



7TH AVENUE



YBOR CITY HISTORIC DISTRICT

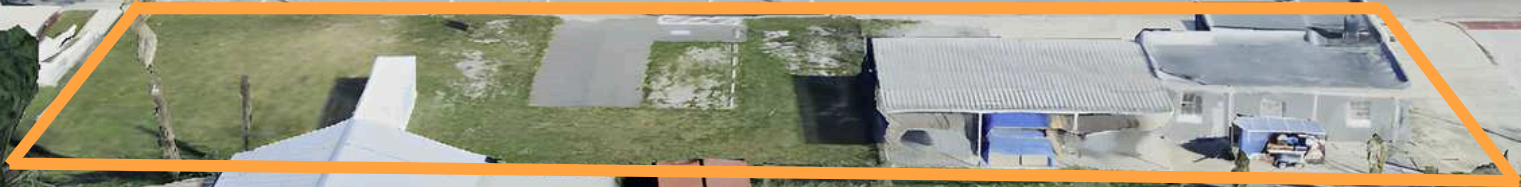


NEW PROPOSAL (9/4/2025)

4TH AVE

4TH AVE

ANGEL OLIVA SR ST



1715 E 4TH AVE
TAMPA, FL 33605

FOR SALE

FULLY ENTITLED LAND IN TAMPA

FULLY ENTITLED LAND IN TAMPA FEATURING 93 PLANNED UNITS, LOCATED WITHIN THE YBOR CITY REDEVELOPMENT AREA—AN IDEAL OPPORTUNITY IN A HIGH-GROWTH, HISTORIC DISTRICT.

Brokerage Done Differently

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IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

1715 E 4TH AVE

TAMPA, FL 33605

SALE PRICE: **\$5,500,000**

LOT SIZE **14,230 SF**

PROPERTY DETAILS

WHAT CAN BE BUILT

The site can support a fully entitled, mixed-use multifamily development consisting of 93 residential units with a mix of studio, one-bedroom, and two-bedroom layouts. Under YC-6 zoning and existing entitlements, the project can include residential, retail, and compatible commercial uses, along with structured parking. The updated building massing allows a 4-level façade along 4th Avenue, enabling a modern mid-rise development while maintaining compatibility with Ybor City's historic design standards.

ENTITLEMENTS & SITE REQUIREMENTS

The project must comply with all City of Tampa Stormwater Technical Standards and Chapter 21 of the City of Tampa Code. Site improvements include widening the alley along Angel Oliva Senior Street (18th Street) from 10 feet to 12 feet to meet city requirements, with full paving and upgrades to municipal standards. A BLC-required screening wall will be incorporated to conceal parking areas from the alley, ensuring compliance with applicable design and visual guidelines.

NUMBER OF UNITS & POTENTIAL UNIT MIX (93 UNITS TOTAL)

The development is planned for 93 residential units, consisting of 30 studios, 50 one-bedroom units, and 13 two-bedroom units. The mix reflects the BLC-approved counts of 30 studios, 55 one-bedroom units, and 8 two-bedroom units. Building massing updates include a refined footprint, with the new proposal introducing a 15-foot setback at the 5th level along 4th Avenue. This adjustment reduces the façade height from the previously approved 56-foot, five-level elevation to a four-level, 44-foot façade, minimizing building mass along the street frontage.



NEW PROPOSAL PLAN

PARKING AVAILABILITY

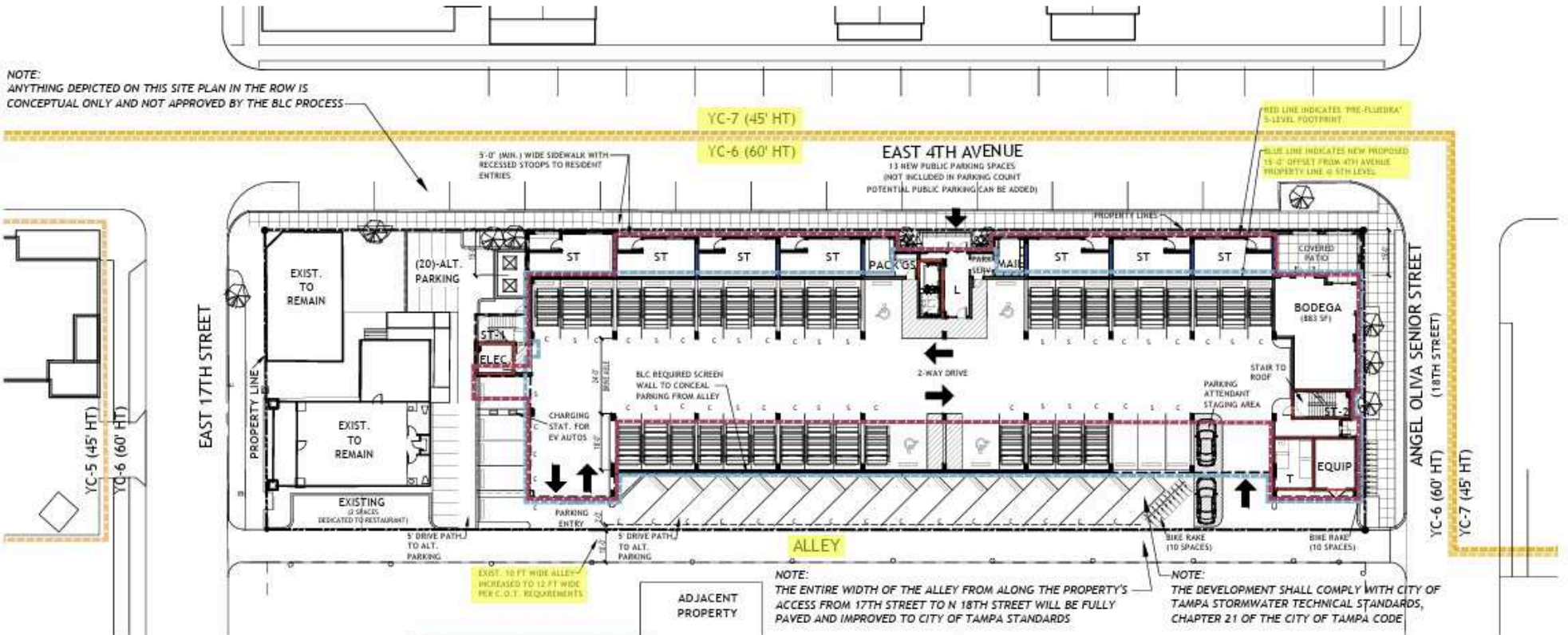
The project provides on-site parking only, consisting of 4 ADA spaces, 32 standard spaces, and 61 compact spaces. All parking is located on-site and utilizes car lifts to accommodate the required parking permits. Additional accommodations include 20 alternate vehicular parking spaces for scooters and motorcycles, 20 bicycle parking spaces, and 13 new public parking spaces along East 4th Avenue, which are not counted toward the project parking total.

ZONING (YC-6)

The site is governed by YC-6 zoning, allowing for mixed-use development consistent with the character and requirements of the Ybor City district. The updated design aligns with zoning standards and supports high-quality redevelopment within this designation.



SITE PLAN



NOTE: THE ENTIRE WIDTH OF THE ALLEY FROM ALONG THE PROPERTY'S ACCESS FROM 17TH STREET TO N 18TH STREET WILL BE FULLY PAVED AND IMPROVED TO CITY OF TAMPA STANDARDS

NOTE: THE DEVELOPMENT SHALL COMPLY WITH CITY OF TAMPA STORMWATER TECHNICAL STANDARDS, CHAPTER 21 OF THE CITY OF TAMPA CODE

| PARKING REQUIREMENTS (OLD) | |
|---|------------------|
| 1 SPACE PER LIVING UNIT @ 93 UNITS | 93 |
| 1 SPACE PER 1000 SF OF RETAIL SALES | 3 |
| TOTAL PARKING REQUIRED | 96 SPACES |
| 16 SPACES X 450' FOR COMPACT | 63 |
| 16 SPACES X 200' FOR STANDARD | 33 |
| TOTAL PARKING SPACES REQUIRED | 96 |
| ON SITE PARKING: | |
| COMPACT SPACES | 52 |
| STANDARD SPACES | 14 |
| ADA COMPLIANT SPACES | 3 |
| TOTAL SPACES PROVIDED | 69 |
| TOTAL SPACES REQUIRED BY OFF-SITE LOT | 27 |
| OFF-SITE PARKING (WITHIN 8000 FT SEC 27-283 & 29) | |
| LEASED BY PERMIT | 31 |
| PARKING FOR PROJECT - 6% (ON-SITE) + 31 (OFF-SITE) = 190 SPACES | |

| PARKING REQUIREMENTS (NEW) | PROVIDED ON-SITE |
|--|------------------|
| 1-PER 93 UNITS + | |
| RETAIL $\frac{1}{1000}$ = 3 | = 96 |
| 12' X 18' ADA | = 4 |
| 9' X 18' STANDARD | = 29 |
| 8' X 16' COMPACT MAX (85%) | = 63 |
| TOTAL | 96 |
| TOTAL | 97 |
| BONUS VEHICULAR ACCOMMODATIONS | |
| • 28 SPACES FOR A.L.T. VEHICULAR (BOATRAIL, MOTORCYCLES, ETC.) | |
| • 28 BICYCLE PARKING SPACES ON-SITE | |
| • 13 NEIGHBORHOOD SHARED STREET SPACES AS ALLOWED & SPECIFIED BY C.D.T. (NOT PART OF REQUIRED PARKING) | |

| UNIT MIX PROPOSED | | |
|-------------------------|--------------|--------------|
| UNIT TYPE | BLC APPROVED | NEW PROPOSED |
| STUDIO | 30 | 30 |
| 1 BEDROOM | 55 | 50 |
| 2 BEDROOM | 8 | 13 |
| TOTAL UNIT COUNT | 93 | 93 |

FOOTPRINT OF ORIGINAL APPROVAL
FOOTPRINT OF NEW PROPOSAL

BLC No: BLC-22-0000185

SITE PLAN
SCALE: 1" = 30' 0"

DATE: 09.04.2025



SITE RENDERINGS



BLC APPROVED (3/26/2024)



NEW PROPOSAL (9/4/2025)



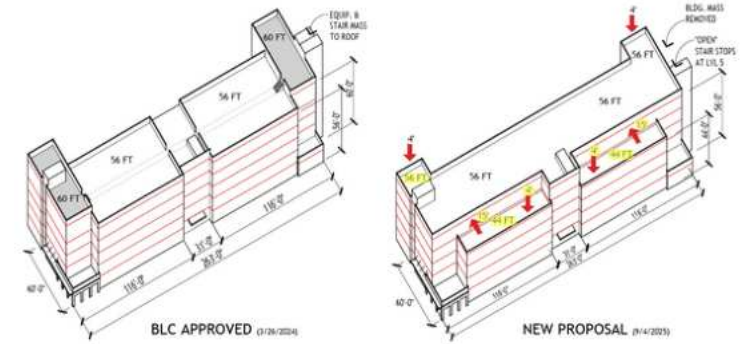
BLC APPROVED (3/26/2024)



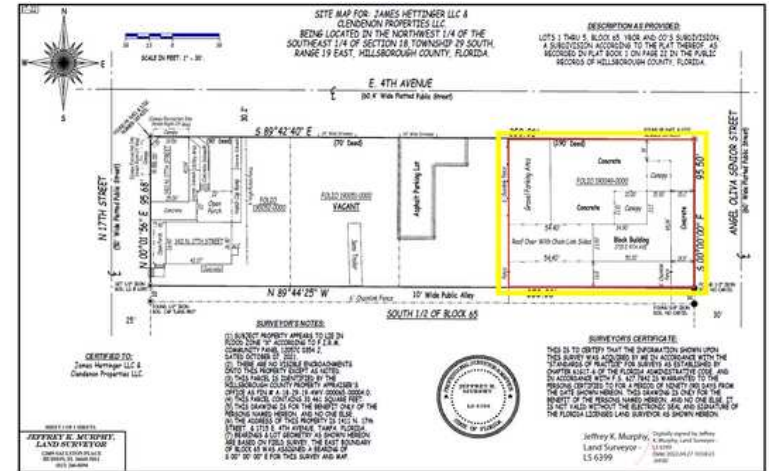
NEW PROPOSAL (9/4/2025)

VIEW @ 3RD FLOOR EYE LEVEL

VIEW @ 5' EYE LEVEL



BLC APPROVED (3/26/2024) NEW PROPOSAL (9/4/2025)



ASK FOR FULL ENTITLEMENTS.





AREA

Located in the heart of historic Ybor City, this corner lot enjoys excellent exposure and accessibility. Situated at E. 4th Avenue & N. 18th Street, the property is minutes from downtown Tampa, Channelside, the Lee Roy Selmon Crosstown Expressway, I-4, and I-275. The area is surrounded by restaurants, retail, cultural landmarks, and schools, making it ideal for businesses, community centers, or mixed-use developments. High visibility and strong foot traffic create unmatched development potential in Tampa's booming market.

DRIVING DIRECTIONS

From Interstate 4, take the Ybor City Exit. Head south on 21st Street for approximately 0.5 miles, then turn right onto E. 4th Avenue. The property is located on the left at 1715 E. 4th Avenue, on the corner of N. 18th Street. Ample visibility and easy access make it simple to reach from downtown Tampa and surrounding areas.



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