



1700 W WATERS AVE
TAMPA, FL 33604

2-TENANT-OCCUPIED BUILDINGS

FOR SALE

THIS PROPERTY PRESENTS A COMPELLING OPPORTUNITY TO ACQUIRE A FREESTANDING COMMERCIAL PROPERTY IN NORTH TAMPA'S LOWRY PARK CENTRAL AREA

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
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EXECUTIVE SUMMARY

1700 W WATERS AVE

TAMPA, FL 33604

OFFERING PRICE **\$629,000**

PRICE PSF \$86.76/PSF

PURCHASE OPTIONS Cash, Conventional

PROPERTY FEATURES

Situated along the established W. Waters Avenue commercial corridor, 1700 W Waters Ave presents a compelling opportunity to acquire a freestanding commercial property in North Tampa's Lowry Park Central area. The site benefits from strong neighborhood accessibility, proximity to major transportation corridors, and a dense surrounding residential population that supports neighborhood-serving businesses.

The property consists of a single-story commercial building totaling approximately 2,532 square feet, situated on a 7,250 square foot parcel (.17 acres) with approximately 50 feet of frontage along W. Waters Avenue. Currently configured as a two-tenant occupied building, the property offers potential for income-producing investment, owner-user occupancy, or future repositioning.

Zoned Commercial General (CG), the site allows for a broad range of retail, professional office, and commercial service uses that are compatible with surrounding residential development. This zoning flexibility makes the property attractive for a variety of business concepts serving the surrounding community.

Located just minutes from Downtown Tampa, the property offers convenient access to major transportation routes including Interstate 275, N. Florida Avenue, N. Nebraska Avenue, and W. Hillsborough Avenue, providing connectivity throughout the Tampa Bay region.



PROPERTY VIEW

INVESTMENT HIGHLIGHTS:

- **Prime Tampa commercial investment opportunity** located along the established W. Waters Avenue corridor in the Lowry Park Central area.
- **Freestanding commercial property** totaling approximately 2,532 SF on a 7,250 SF lot (.17 acres)
- **Zoned CG (Commercial General)** allowing a wide variety of retail, service, and professional office uses compatible with surrounding development.
- **Two-tenant occupied building** offering potential income-producing investment with flexibility for repositioning or owner-user occupancy.
- **Approximately 50 feet of frontage** along W. Waters Avenue, providing strong visibility and exposure
- **On-site parking** with approximately 14 spaces for convenient customer and employee access

LISTING DETAILS

FINANCIAL TERMS

OFFERING PRICE	\$629,000
PRICE PSF	\$86.76/PSF
PURCHASE OPTIONS	Cash, Conventional

LOCATION

STREET ADDRESS	1700 W WATERS AVE
CITY/MARKET	TAMPA-ST. PETERSBURG-CLEARWATE
COUNTY	HILLSBOROUGH
SUB MARKET	SE WATERS & ARMENIA, NW KIRBY & N BLVD

UTILITIES

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

THE COMMUNITY

NEIGHBORHOOD/ SUBDIVISION NAME	SE WATERS & ARMENIA, NW KIRBY & N BLVD
FLOOD ZONE AREA	X
FLOOD ZONE PANEL	12057C0213J

TAXES

TAX YEAR	2024
TAXES	\$8,159.62

THE PROPERTY

FOLIO NUMBER	101547-0000
ZONING	CG: COMMERCIAL GENERAL
PROPERTY USE	COMMERCIAL USE
LOT SIZE	7,250, 2,532 HSF
TOTAL ACREAGE	.17 ACRES
FRONT FOOTAGE	(APPROX.) 50' / W WATERS AVENUE
LOT DIMENSION	(APPROX.) 50' X 145'
PARKING SPACES	ONSITE- 14 PARKING SPOTS AVAILABLE



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.



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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.



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