

# FOR SALE

1306 E. 4th Avenue

**3,000 SF COMMERCIAL BLDG. on a 1/2 ACRE**

**- YBOR CITY -**

## PROPERTY DETAILS:

**Address:** 1306 E. 4th Avenue  
**Folio #:** 189639-0000  
**Zoning:** YC-6  
**Taxes:** \$7,342.90  
**Lot Size:** 19,553 SF  
**Building Size:** 3,000 SF (heated)



**FOR SALE: \$ 695,000 /**

Here is an Opportunity to **Purchase** a Commercial Building with Parking and Storage- Directly on 4<sup>th</sup> Avenue and **Channelside Drive** in Ybor City. This **2 Story Building** totals **3,000 SF**, is **Concrete** Constructed with a **stucco** façade and features tons of Office Space with an Employee Lounge, additional Space for a workshop/production Area, **2** restrooms, a Storage Area, **High- speed** Internet Connectivity, **Plenty** of Electric throughout, **12'** Ceilings, **Plenty of On-Site Parking** and this property is **Fully Fenced**, and **Secured**. Subject is Situated on a Large **19,533 SF** Corner **Lot** that offers onsite parking of **30+ Vehicles** as well. Property is Zoned **YC-6** and can be used as **Office, Retail with a Showroom, Light Industrial, a Fresh Market, a Boutique, Educational Services, Manufacturing, a Meeting Hall or a Studio/ Art Gallery with Storage.**

Built in 1975 this building originally began as a cigar factory. However; since being renovated it has been home to a digital technology company, a manufacturing plant and currently used as an office and storage for a waste management company. This Property could also be **rezoned** and **developed** for other uses such as Residential; ie...**Converted** to Condos or Torn Down and Used as Vacant Land. You'll be in Close Proximity to everything Ybor City has to offer!

Long Standing Company does not Convey; however, this Property is Ideal for **Owner/ User** Occupancy. **The Potential uses for this building/ Location are Endless and Phenomenal!**



For More Information, Contact

**Tina Marie Eloian, CCIM**

*"Your Commercial & Land Specialist"*

**Office: 813-935-9600 Cell: 813-997-4321 Fax: 813-930-0946**

**Email: TinaMarieEloian@hotmail.com Website: www.FLACG.com**



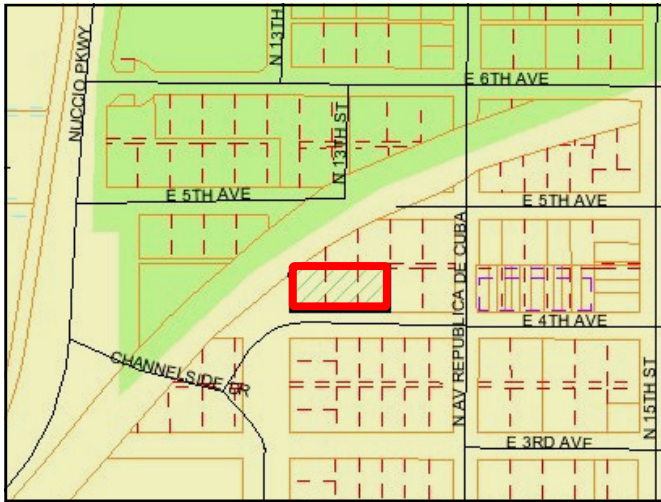
**FLORIDA EXECUTIVE REALTY**

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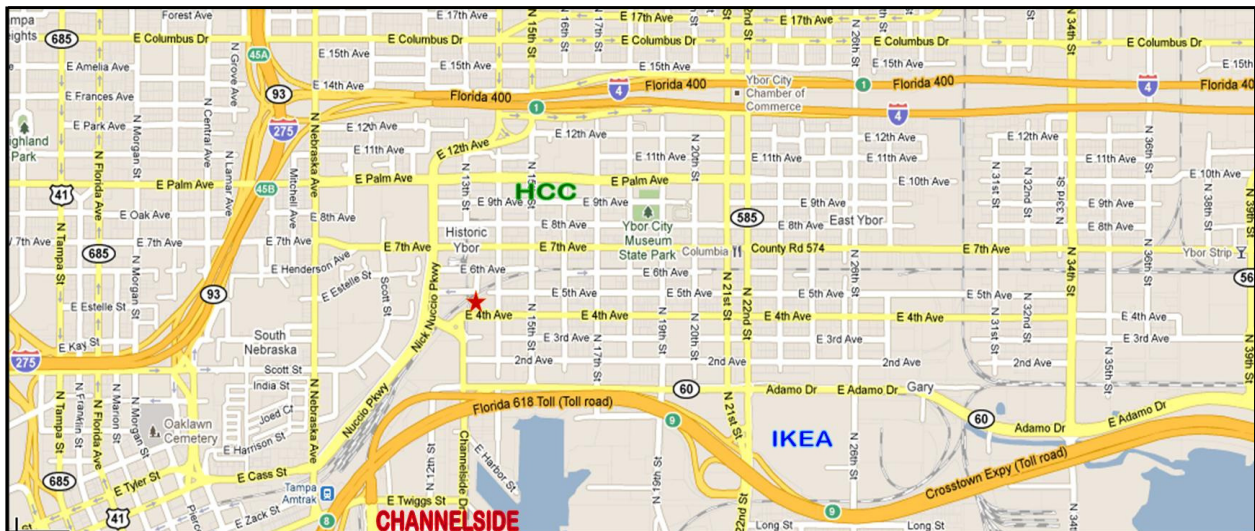
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## Directions from I-4:

- Exit 1 (21st/22nd St.)
- Merge Right on to 21st Street
- Turn Right on 4th Avenue
- Follow to 14th Street
- Arrive at Property on the Right



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