



2002 E 4TH AVENUE  
TAMPA, FL 33605

PROFESSIONAL OFFICE OR RETAIL SPACE

# FOR SALE/LEASE

SITUATED IN A HIGH-ENERGY BUSINESS AND RETAIL DISTRICT  
FREQUENTED BY LOCAL AND REGIONAL VISITORS

*Brokerage Done Differently*

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# EXECUTIVE SUMMARY

**2002 E 4<sup>TH</sup> AVE**  
TAMPA, FL 33605

**SALE PRICE** **\$2,350,000**

**LEASE PRICE** **\$30 PSF/ MONTH + NNN**

**NNN EXPENSES** AVAILABLE UPON REQUEST

## PROPERTY FEATURES

### EXCEPTIONAL BUSINESS OPPORTUNITY ON 4TH AVENUE, YBOR CITY

Nestled in the vibrant and historic Ybor City district, this 2,541 SF two-story building offers an exceptional opportunity for professional office or retail use. Built in 1915, the property combines classic architectural character with functional space ideal for modern business needs. Its location and flexible zoning make it attractive for both owner-users and investors seeking a presence in one of Tampa's most dynamic commercial corridors.

The interior features a functional layout of nine private offices, providing ample room for operations, meetings, and client interactions. The space is ready for immediate occupancy and can easily be tailored to fit a wide range of uses, from professional services to creative retail concepts.

Positioned on a corner lot with excellent visibility, this property benefits from strong accessibility, dedicated onsite parking, and proximity to key travel routes. Located within an Opportunity Zone and surrounded by a growing population base, it's a prime location for businesses looking to invest, relocate, or expand in the heart of Tampa.



## PROPERTY VIEW

### LOCATION HIGHLIGHTS:

- **Turnkey Opportunity:** 2,541 SF professional office or retail space, available for sale or lease and ready for immediate occupancy.
- **Functional Layout:** Thoughtfully designed with nine individual offices, offering flexibility for multiple business types.
- **Corner Location & Parking:** Excellent frontage and accessibility with 5+ onsite parking spaces, ideal for staff and clients.
- **Prime Business Setting:** Minutes from Downtown Tampa, Channel District, I-275, I-4, and the Selmon Expressway, within a thriving district
- **Investment Advantage:** Located within an Opportunity Zone with strong surrounding demographics — over 254,000 residents within 5 miles.

# LISTING DETAILS

## FINANCIAL TERMS

<b>SALE PRICE</b>	<b>\$2,350,000</b>
<b>LEASE PRICE</b>	<b>\$30 PSF/ MONTH + NNN</b>

## LOCATION

<b>STREET ADDRESS</b>	2002 E 4TH AVENUE, TAMPA, FL 33605
<b>COUNTY</b>	HILLSBOROUGH
<b>MARKET</b>	TAMPA- ST. PETERSBURG-CLEARWATER
<b>SUB MARKET</b>	YBOR CITY

## UTILITIES

<b>ELECTRICITY</b>	TECO
<b>WATER/WASTE</b>	CITY OF TAMPA UTILITIES
<b>COMMUNICATION</b>	VERIZON/ FRONTIER/ SPECTRUM

## THE COMMUNITY

<b>NEIGHBORHOOD/ SUBDIVISION NAME</b>	YBOR CITY/ CLARKSON BROS SUBDIVISION
<b>FLOOD ZONE AREA</b>	X
<b>FLOOD ZONE PANEL</b>	12057C0358H

## TAXES

<b>TAX YEAR</b>	2024
<b>TAXES</b>	\$9,817.10

## THE PROPERTY

<b>FOLIO NUMBER</b>	189973-0000
<b>ZONING</b>	YC-7 (YBOR CITY- MIXED USE)
<b>PROPERTY STYLE</b>	FREE-STANDING OFFICE BUILDING
<b>SITE IMPROVEMENTS</b>	TWO STORY, WOOD FRAME
<b>IMPROVEMENT SIZE</b>	2,541 HSF
<b>LOT DIMENSIONS:</b>	(APPROX..) 109' X 64' X 99' X 32' X 11' X 96'
<b>LOT SIZE (SQ. FT.)</b>	7,319 SF
<b>TOTAL ACREAGE:</b>	.17 ACRE
<b>PARKING</b>	ONSITE, STREET AND NEARBY PAID PARKING
<b>NUMBER OF ONSITE PARKING SPACES:</b>	5+



# PROPERTY PHOTOS



# ZONING INFORMATION

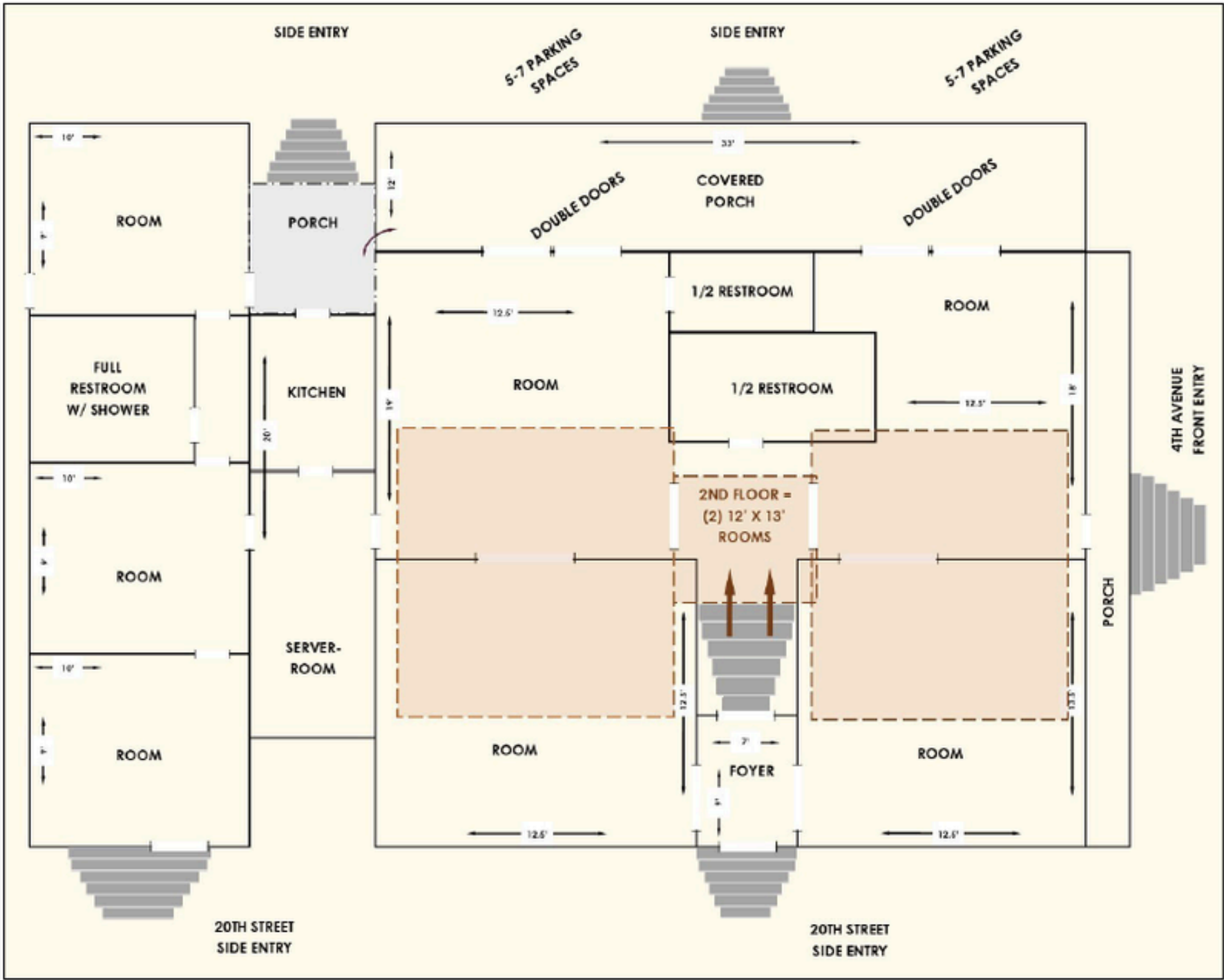
The **YC-7 – Ybor City Mixed Use District** is designed to promote a vibrant blend of commercial, residential, and office uses within the historic Ybor City area. This zoning encourages adaptive reuse of existing structures and supports a pedestrian-friendly environment that preserves the district's architectural character. Properties within the YC-7 zone may accommodate a variety of uses, including professional offices, retail shops, restaurants, studios, and residential dwellings, offering flexibility for both business owners and investors.

# DRIVING DIRECTIONS

From Downtown Tampa, take E. Cass Street head northeast onto Nuccio Parkway. Head north. Turn right onto E. 3rd Avenue/ 4th Avenue roundabout. Merge towards 4th Avenue heading east. Head east 7 blocks to N. 20th Street. Property is located on the left side of the street on the north corner. 2002 E. 4th Avenue, offering convenient access and excellent visibility from nearby major roads.



# LISTING FLOOR PLAN



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