



3006 N 44TH ST
TAMPA, FL 33605

FOR SALE

IDEAL FOR OWNER-OCCUPANTS OR INVESTORS

THIS PRESENTS AN OPPORTUNITY TO ACQUIRE A SINGLE-FAMILY RESIDENTIAL PROPERTY ON A SPACIOUS 6,825 SQUARE FOOT LOT.

Brokerage Done Differently

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live
work
& play
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

3006 N 44TH ST

TAMPA, FL 33605

Ideal for owner-occupants or
investors

PROPERTY FEATURES

AFFORDABLE RESIDENTIAL INVESTMENT OPPORTUNITY IN EAST TAMPA

Situated in Tampa's growing East Tampa submarket, this property offers an affordable opportunity for homeowners and investors alike. The existing 2-bedroom, 1-bathroom residence features approximately 1,426 heated square feet and sits on a generous 6,825 SF lot, providing ample outdoor space and potential for future improvements.

Zoned RS-60, the property supports low-density residential use, making it well-suited for owner-occupancy, long-term rental income, or value-add renovation strategies. Its established neighborhood setting and strong rental demand create a solid foundation for both immediate and future investment potential.

Conveniently located near E. Dr. Martin Luther King Jr. Blvd, Interstate 4, and Interstate 75, the property offers quick access to Ybor City, Downtown Tampa, Tampa International Airport, schools, parks, and retail destinations. With continued growth and redevelopment throughout the area, this property presents an attractive opportunity for long-term appreciation and income generation.



PROPERTY VIEW

LOCATION HIGHLIGHTS:

Existing Residence - Features a 2-bedroom, 1-bathroom home with approximately 1,426 heated square feet of living space.

Spacious Residential Lot - Situated on a 6,825 SF (±0.16-acre) parcel, providing ample outdoor space and future improvement potential.

Residential Zoning - Zoned RS-60 (Residential Single Family), supporting traditional owner-occupied or rental housing use.

Investment Potential - Strong rental demand and value-add opportunities through cosmetic updates or renovations make this an attractive investment.

Convenient Tampa Location - Centrally located with easy access to major roadways, employment centers, shopping, dining, and entertainment destinations throughout Tampa.

LISTING DETAILS

FINANCIAL TERMS

SALE PRICE **\$270,000**

LOCATION

STREET ADDRESS 3006 N 44TH ST

CITY/MARKET TAMPA-ST. PETERSBURG-CLEARWATER

COUNTY HILLSBOROUGH

SUB MARKET MLK TO I-4 40TH TO 50TH STS

UTILITIES

ELECTRICITY TECO

WATER/WASTE CITY OF TAMPA

COMMUNICATION VERIZON, SPECTRUM AND
FRONTIER

THE COMMUNITY

**NEIGHBORHOOD/
SUBDIVISION NAME** HIGHLAND PINES REVISED

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0360H

TAXES

TAX YEAR 2025

TAXES \$2,421.73

THE PROPERTY

FOLIO NUMBER 158561-0000

ZONING

RS-60 ZONING SUPPORTS TRADITIONAL SINGLE-FAMILY
RESIDENTIAL USE, PROVIDING A STABLE ENVIRONMENT FOR
HOMEOWNERSHIP AND LONG-TERM RENTAL OPPORTUNITIES
WHILE ALLOWING FOR FUTURE PROPERTY IMPROVEMENTS
SUBJECT TO LOCAL REGULATIONS.

SITE IMPROVEMENT EXISTING RESIDENTIAL HOME (2 BED / 1 BATH)

BUILDING SIZE 1,426 HSF (1,886 GSF)

LOT SIZE 6,825 SF (APPROX. 0.16 ACRES)

BUILDING HEIGHT 1 STORY

YEAR BUILD 1976



PROPERTY PHOTOS

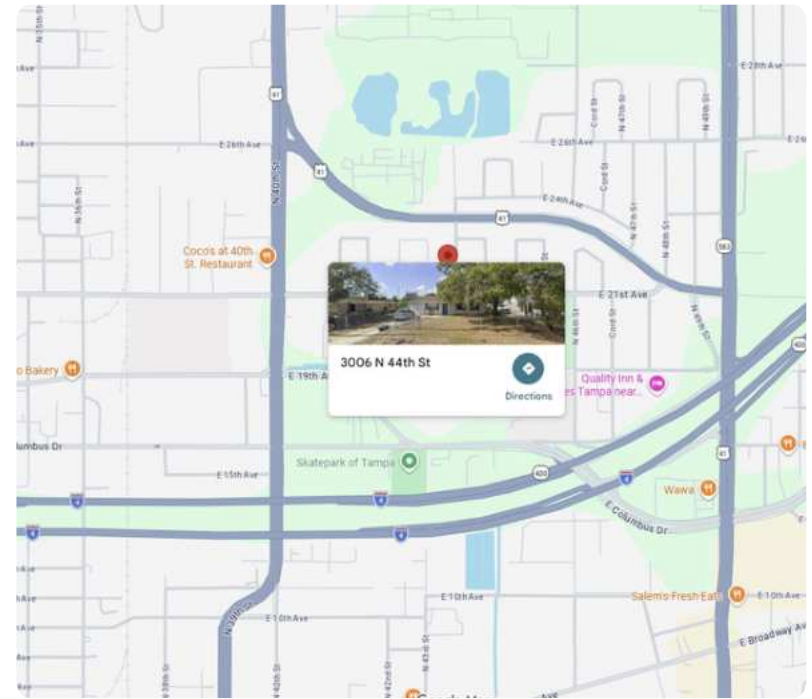


ZONING INFORMATION

RS-60 zoning is a residential designation intended primarily for single-family homes, helping preserve the character and stability of established neighborhoods. This zoning classification supports owner-occupied residences as well as long-term rental properties, making it attractive for both homeowners and investors. The designation also allows for certain property improvements and renovations, subject to local regulations and permitting requirements, providing flexibility for future enhancements while maintaining residential use standards.

DRIVING DIRECTIONS

From Downtown Tampa: merge onto the Selmon Expressway and continue until exit 10 to E Columbus Dr. Take exit 3 from I-4 E, which will be on the left. After taking the exit, turn left onto E Columbus Dr which will turn slightly right and become E 19th Ave. Turn right onto N 40th St, shortly after (about 0.1 miles), turn right on E 21st Ave. Con



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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.

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