



Armenia Ave. / West Tampa Retail - Office

2323 W. Aileen Street Tampa, FL 33607

Sale Price: \$299,000

Lease rate: Negotiable

Building Size: 2,162 sf (1,394 sf + 768 sf)

Garage: 329 sf m.o.l.

Lot size: 10,712 sf

Zoning: CI (Commercial Intensive)

Existing Land Use: LC (Light Commercial)

Future Land Use: CC-35 (2.0 FAR)

Parking: 5 / 1000

Availability: Immediate

Michael Braccia, P.A.
Commercial Property Specialist



Offered by:

Michael Braccia, P.A.
Builder's Services, Inc
Direct: 813.625.2375
mike.braccia@gmail.com
www.mblistings.com

These two West Tampa concrete block buildings are situated on a 10,712 sf paved lot. Building 1 is a 1,394 sf retail space that is currently operating as a hair / nail salon, while building 2 is 768 sf of additional office space currently occupied by an attorney. Both buildings could be vacated for a user, or continue to occupy the main building and continue to rent out the smaller area. There is also a one 329 sf car attached garage onsite for additional storage. This property is zoned CI (Commercial Intensive) allowing for retail sales, personal service, and office uses.

Located on the corner of N. Armenia Avenue and W. Aileen Street in the heart of West Tampa. Property is just 2 blocks north of Columbus Drive and about 1.5 miles east of Dale Mabry Highway.

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Exterior Photos

2323 W. Aileen Street Tampa, FL 33607



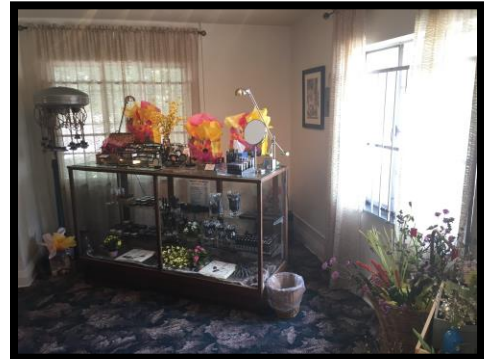
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Interior Photos

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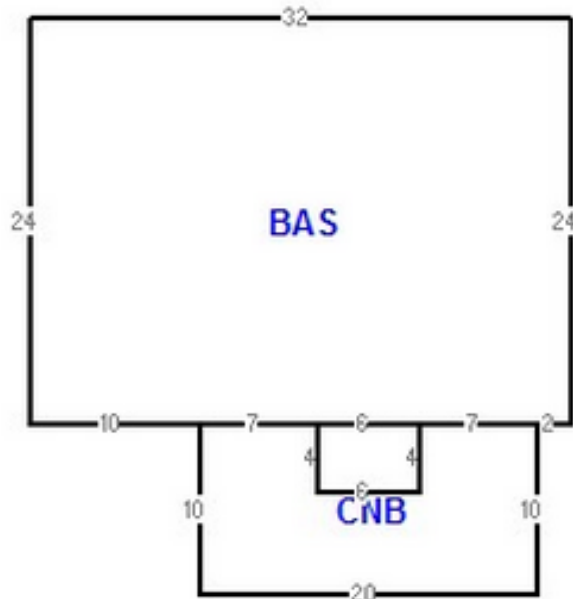
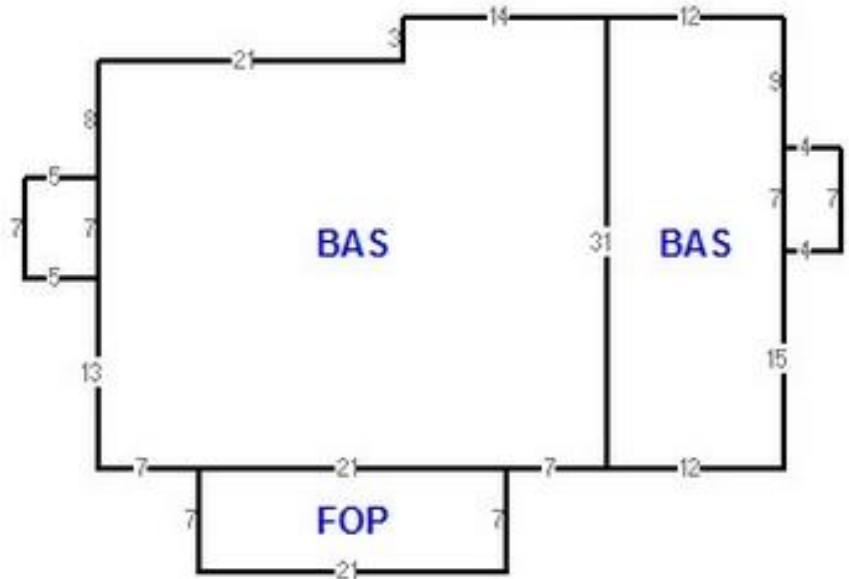


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Space Plan

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Site Plan

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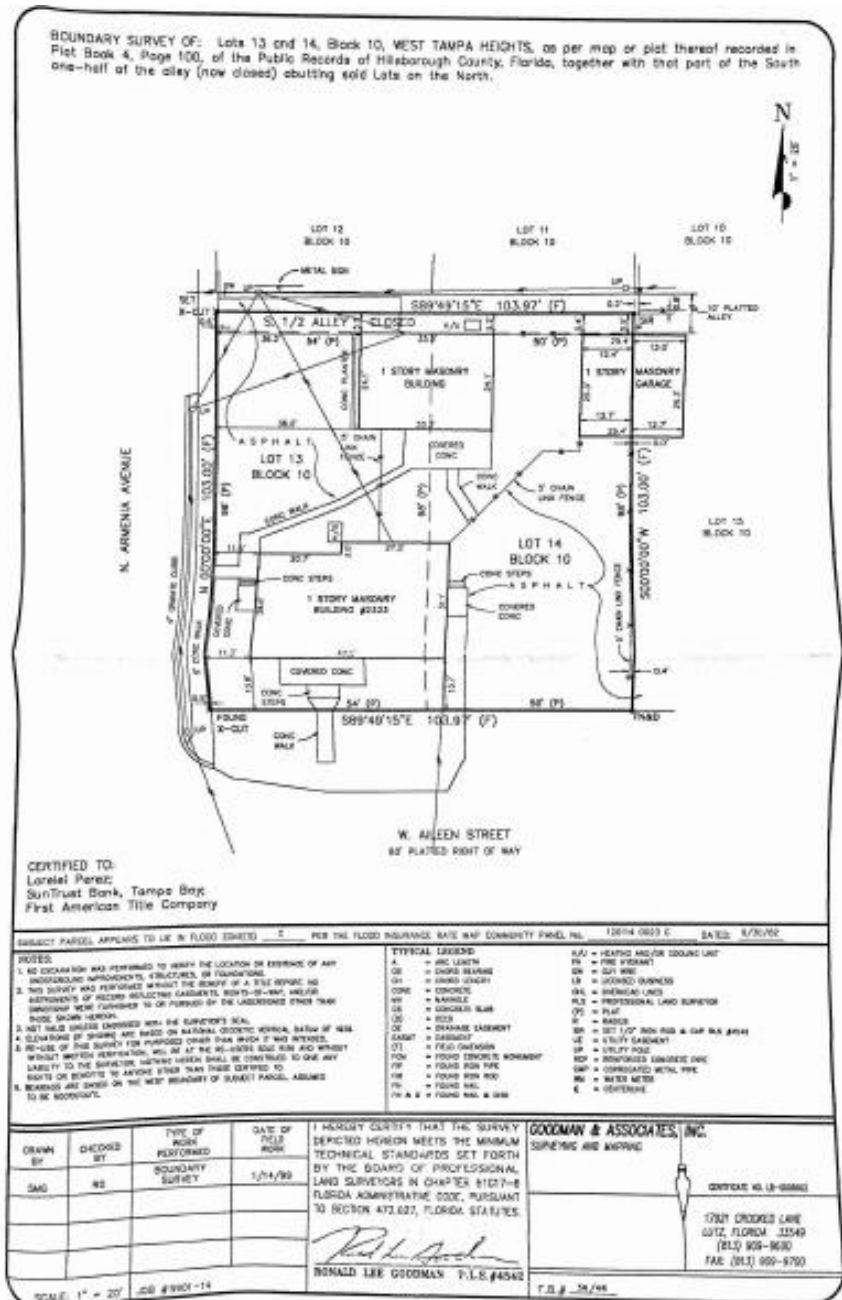
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Zoning Information

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Commercial Districts

The commercial districts are intended to provide for retail sales, personal service, and office uses, as well as appropriate supporting accessory uses and selected special uses in locations and at intensities in accordance with the Comprehensive Plan and this Code.

CI- Commercial, Intensive

The purpose of this district is to provide areas for intense commercial activities permitting commercial and service uses which have greater external affects such as noise, traffic, vibration, or outdoor storage. This district shall only be applied at appropriate locations in conformance with the goals, objectives, and policies of the Comprehensive Plan. This district shall be located where it will not adversely impact the facilities and services of the County and where it will not set a precedent for the introduction of inappropriate uses into an area.

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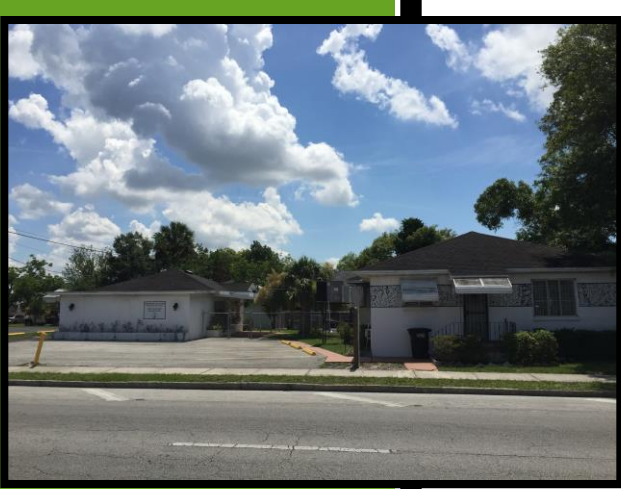
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*Information obtained from municode.com



Land Use Map

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**Existing Land Use:
LC (Light Commercial)**



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**Future Land Use:
CC-35 (Community Commercial-35)
2.0 FAR**





Aerial View and Location

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