

# SANDANAY & STONEHENGE

13132 N 19 Street, Tampa, FL 33162



## PROPERTY OVERVIEW

Sandanay & Stonehenge are two separate apartment communities located adjacent to one another in North Tampa near the University of South Florida. Sandanay, the larger of the two properties, consists of four buildings sitting on 1.81 acres of land. The buildings were constructed between 1967 and 1970 and each is concrete block with a flat roof. The unit mix at Sandanay includes 17 1Bdr-1Bath apartments (750 Sq Ft) and 43 2Bdr-1Bath apartments (1,000 Sq Ft) for a total of 55,750 rentable square feet. Community amenities include a swimming pool area, leasing office, barbecue grills, playground area, and laundry facilities.

Stonehenge consists of eight buildings that sit on 1.77 acres of land. These buildings were constructed between 1967-1969 and each is concrete block with a pitched roof. The unit mix at Stonehenge includes 40 1Bdr-1Bath apartments (600 Sq Ft) for a total of 24,000 square feet.

## PROPERTY HIGHLIGHTS

- 98% Occupied, Properties in North Tampa
- Located adjacent to one another for management efficiency
- Strong cash
- upside potential rent growth
- Located in populated University area

Sale Price:	\$4,795,000
Number Of Units:	100
Price Per Unit:	\$47,950
Cap Rate:	8.0%
NOI:	\$391,319
Lot Size:	3.58 Acres
Building Size:	81,000 SF
Year Built:	1970
Renovated:	1990
Zoning:	RMC-20
Market:	Tampa
Sub Market:	North East Tampa-University Square
Cross Streets:	East Fletcher Avenue and North 20 street

**KW COMMERCIAL**  
11420 N. Kendall Dr.,  
Ste. 207  
Miami, FL 33176

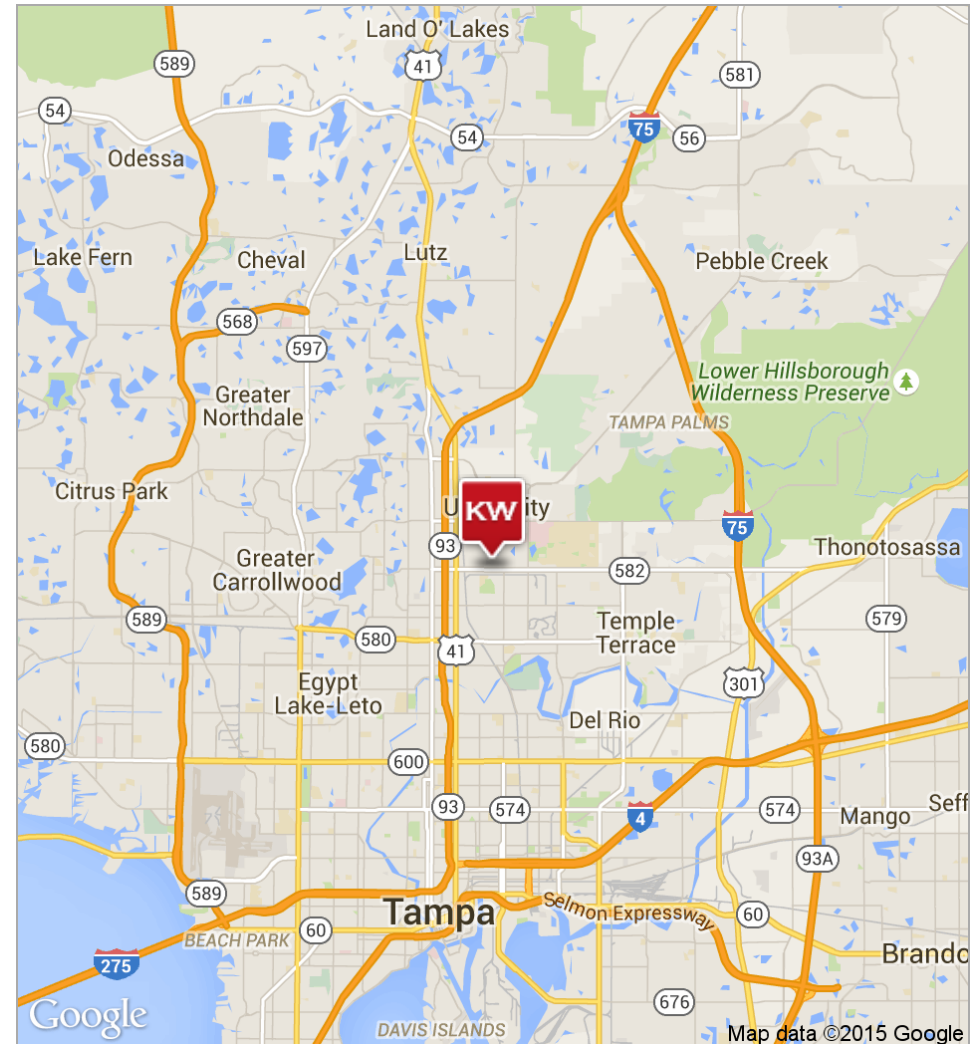
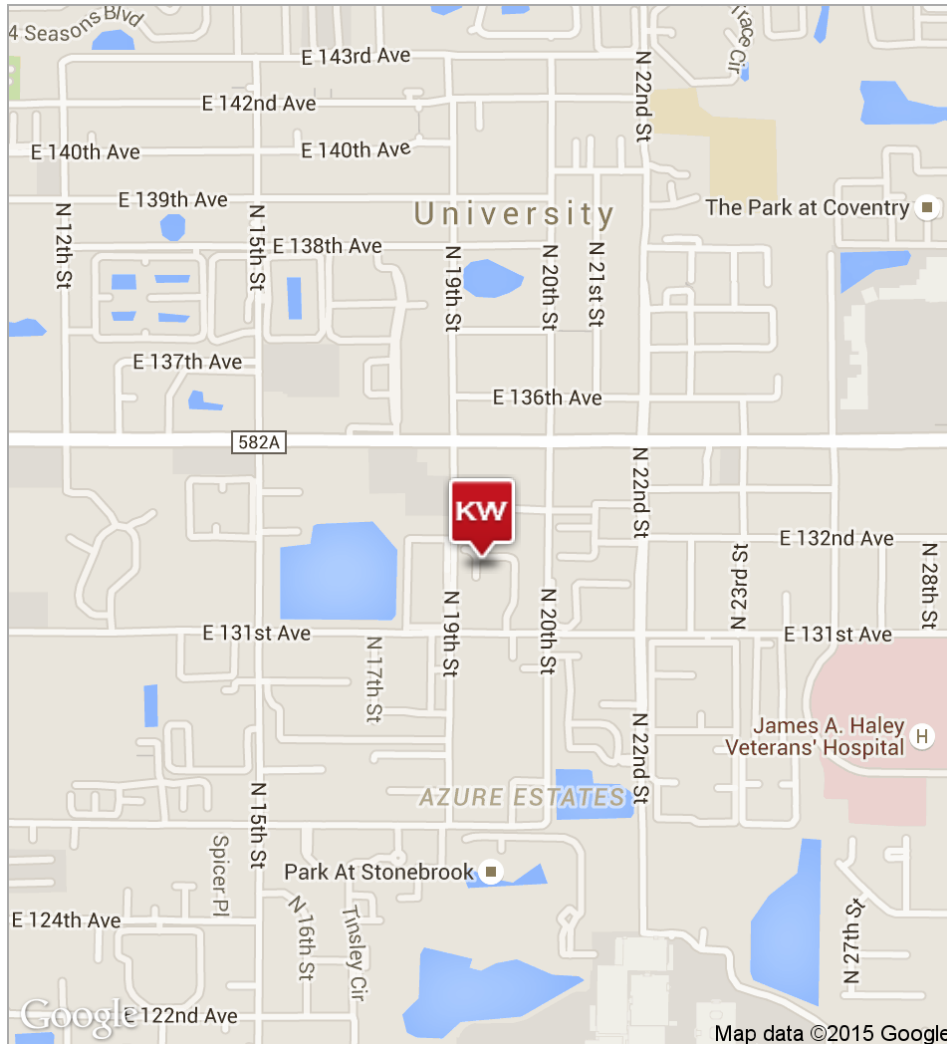
**VLADIMIR GOLIK**  
Broker-Real Estate Consultant  
305.431.2785  
vgolik@kw.com  
FL #0382438

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.kwcommercial.com](http://www.kwcommercial.com)

# SANDANAY & STONEHENGE

13132 N 19 Street, Tampa, FL 33162



**KW COMMERCIAL**  
11420 N. Kendall Dr.,  
Ste. 207  
Miami, FL 33176

**VLADIMIR GOLIK**  
Broker-Real Estate Consultant  
305.431.2785  
vgolik@kw.com  
FL #0382438

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.kwcommercial.com](http://www.kwcommercial.com)