



East Tampa Warehouse Office / Self-Storage Income Property

736 S. 50th Street Tampa, FL 33619

Sale Price: \$699,000
Property Type: Investment or *Owner Occupied
2014 NOI: \$60,245 (WITH UPSIDE !!)
Building Size: 20,825 sf Total (7 Buildings)
units: 39 Units
Lot size: 1.53 Acres (66,675 sf)
Zoning: CI (Commercial Intensive)
Existing Land Use: LC (Light Commercial)
Future Land Use: OC (.75 FAR) / R-9 (.35 FAR)
Availability: *Owner occupied (30 days)

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

This East Tampa multi-tenant rental site known as Enterprise Small Business Park sits on approximately 1.53 acres with frontage along US Highway 41 / S. 50th Street. The property consists of 7 multi-tenant buildings consisting of 39 TOTAL RENTAL UNITS. Included is a 2,444 sf retail building which fronts directly on 50th st, an attached 1206 sf warehouse space; 2 x 7,000 sf self storage buildings subdivided into many rental spaces, an on-site office / storage building of 360 sf, 2 x manufactured homes (a 1392 sf separated into 3 efficiency / Office units & a 959 sf individual home / office), and a 324 sf efficiency rental / office unit for additional space. Located on US Highway 41 / S. 50th Street just south of Palm River Road and less than one mile south of the Selmon Expressway and E. Adamo Drive allowing for quick access to all Brandon area, Downtown, Ybor City, and Tampa markets. The property currently delivers consistent income for the investor or CAN BE DELIVERED VACANT FOR AN OWNER-USER, as all units are rented under self storage statute with kick-out clauses.



2014 Profit & Loss

736 S. 50th Street, Tampa, FL 33619

**MELPAC INVESTMENTS, INC.
D/B/A
ENTERPRISE BUSINESS PARK**

**P & L FOR THE PERIOD
JANUARY 1 TO DECEMBER 31, 2014**

RENTS AND MISC CHARGES.....	107,128
DEFAULTED DEPOSITS.....	579
	\$107,707

EXPENSES:

MANAGEMENT.....	\$ 10,800
UTILITIES.....	14,249
SALES TAXES.....	5,097
INSURANCE.....	5,649
PROFESSIONAL FEES.....	1,375
REAL TAXES.....	7,199
CREDIT CARD FEES.....	N/A
OFFICE AND SUPPLIES.....	919
REPAIRS AND MAINTENANCE.....	2,174

TOTAL EXPENSES \$ 47,462

NET PROFIT \$ 60,245

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Rental Rates By Unit

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<u>Unit</u>	<u>SF (Approx)</u>	<u>Rent</u>
FB1	2444	1300
SB1	1206	1200
A	360	200
B	959	500
C	464	350
D	464	350
E	464	350
F	324	450
G1	600	450
G2	600	450
G5	300	250
G6	600	450
G7	300	250
G9	600	450
G10	300	250
G12	300	250
G13	300	250
G14	600	450
G15	300	250
G17	600	450
G18	600	450
G20	300	250
G21	300	250
G22	300	250
G23	300	250
H1	1200	700
H5	300	250
H6	300	250
H7	300	250
H8	300	250
H9	1200	850
H13	600	450
H15	300	250
H16	300	250
H17	300	250
H18	300	250
H19	600	450
H21	600	450
<u>H22</u>	<u>600</u>	<u>450</u>

MONTHLY
ANNUALLY

15700
188400

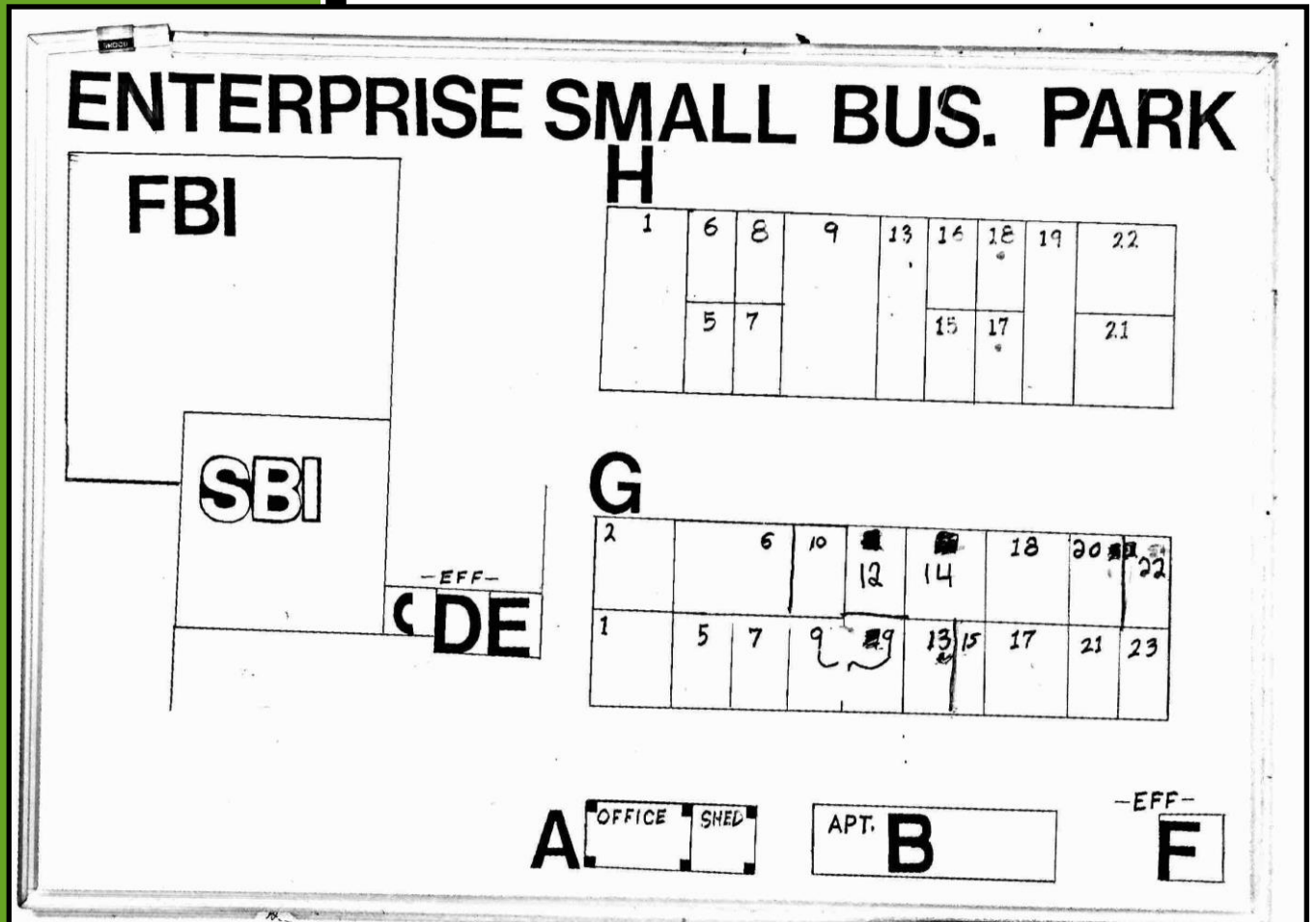
**Potential
Gross
Income
Before
Vacancy**





Site Plan

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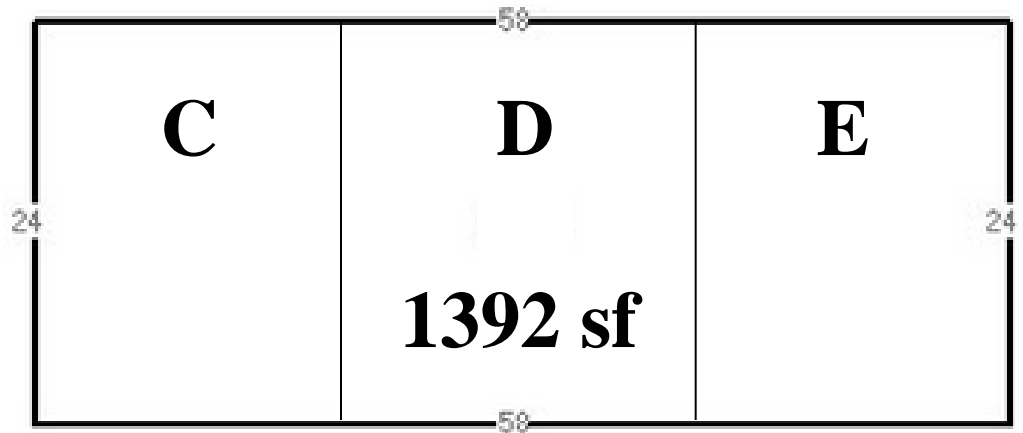
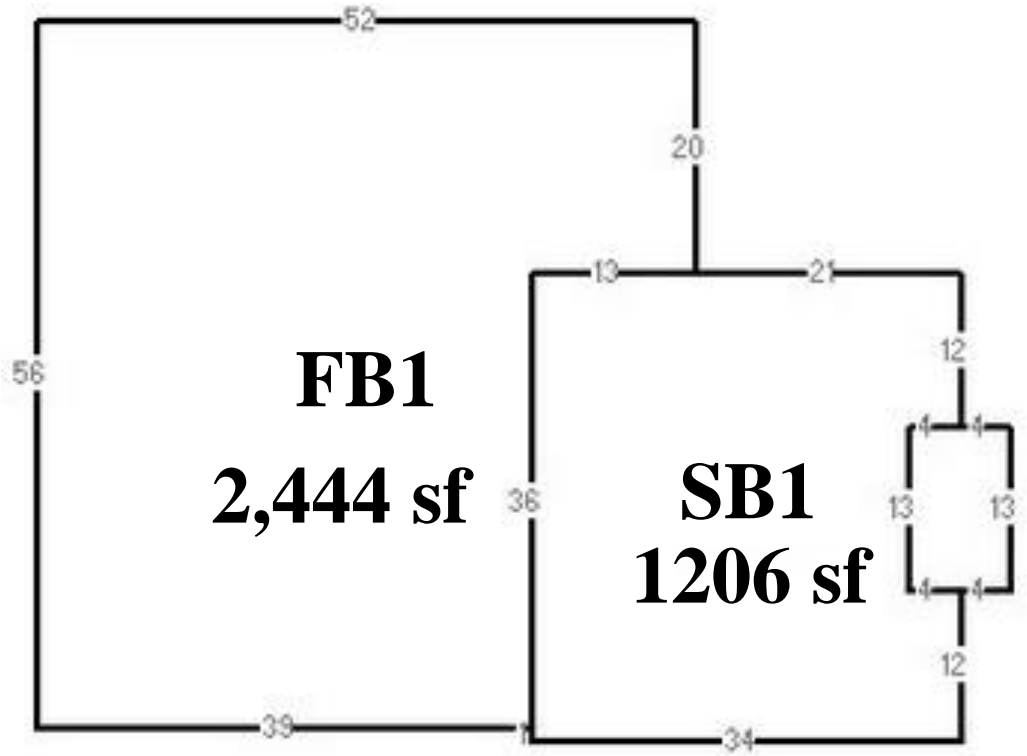
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Space Plan

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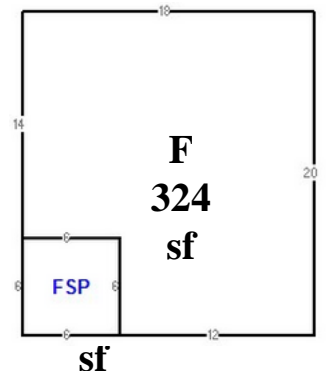
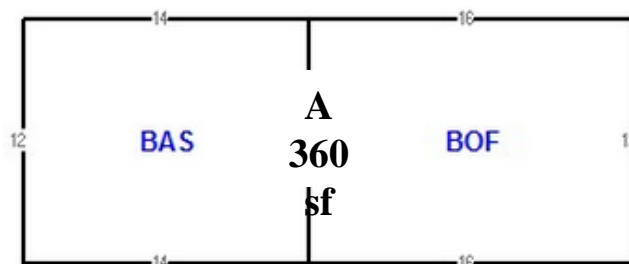
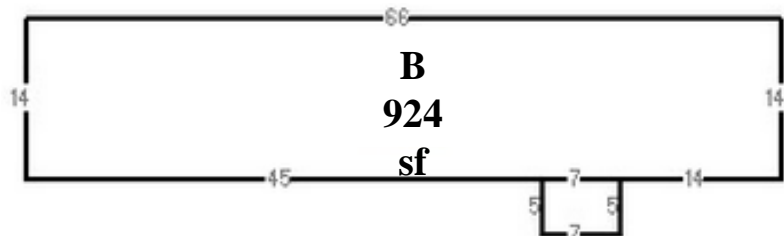
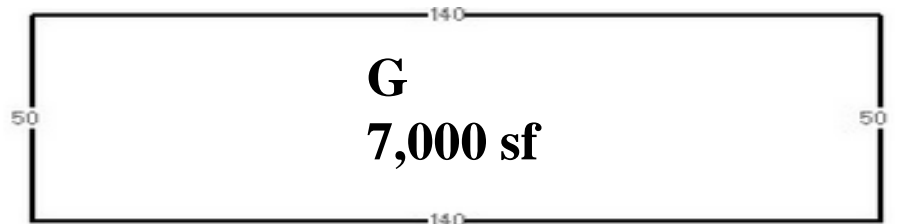
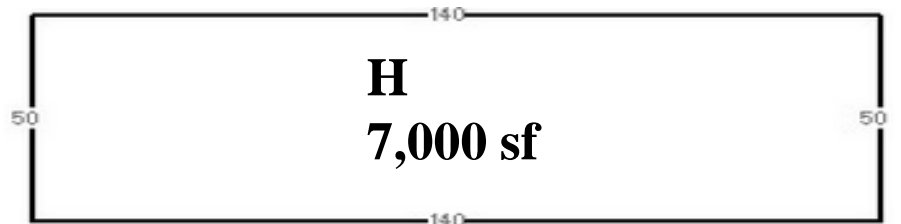
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Land Use And Zoning



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Existing Land Use:
LC (Light Commercial)



Future Land Use:
OC (Office Commercial-20) (.75 FAR)
R-9 (Residential-9) (.35 FAR)



Zoning:

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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Aerial and Location



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