

**EXCELLENT RE-DEVELOPMENT SITE**  
**SEMINOLE HEIGHTS DISTRICT**  
**6424 N. FLORIDA AVENUE**  
**FOR SALE: \$389,000/**

**PROPERTY INFORMATION:**

**Folio #:** 163552-0000  
**Available SF:** 6,510SF  
**Lot Size:** 12,740 SF  
**Parking:** Onsite  
**Zoning:** SH-CI  
**Taxes:** \$3,112.67  
**Office Size:** .....2,700 SF  
**Repair Shop Size:**.....2,074 SF  
**Duplex:** .....1,736 SF



**FUTURE POTENTIAL** →

6424 N. Florida Avenue  
Development Opportunity

This Property is Located on North Florida Avenue with Great Road Exposure and Plenty of Possibilities for a Variety of Types of Redevelopment. Situated in the heart of Seminole Heights, this parcel is situated on a highly visible 12,740 SF corner Lot offering a (1,736 SF) Multi- family Duplex, a (2,074 SF) Retail Building and a Free- Standing (2,700 SF) Office Building. There is onsite parking and the property is fenced and secured. Zoned SH-CI, Seminole Heights, Commercial Intensive this property is Located in very Close Proximity to numerous Restaurants, Retail Establishments and Schools and can be and can be used as a Storefront, Warehouse. Light Retail Space, Storage Area, Office/Warehouse, Stand Alone Retail Shop and Countless Other Types of Similar Businesses. The Potential is Unlimited- a New Café or Beer bar would flourish here as well! Subject is located at the intersection of Florida Avenue and North Street Immediately South of Sligh Avenue. New Growth & Redevelopment of Commercial, Residential and Retail are happening in Every Direction! **Call Today for Your Showing!**

**Listing Agent: Manuel Alvarez/Tina Eloian**  
**Tina@FloridaCommercialGroup.com**

Sales | Investments | Leasing | Property Management

7211 N. Dale Mabry Hwy. Suite 101 Tampa, FL 33614  
P. 813.935.9600 | F. 813.930.0946  
www.flacg.com



RENDERING FOR FUTURE DEVELOPMENT SITE  
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**FUTURE POTENTIAL**



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**BEFORE / NOW**

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**ADDITIONAL PROPERTY PHOTOS**



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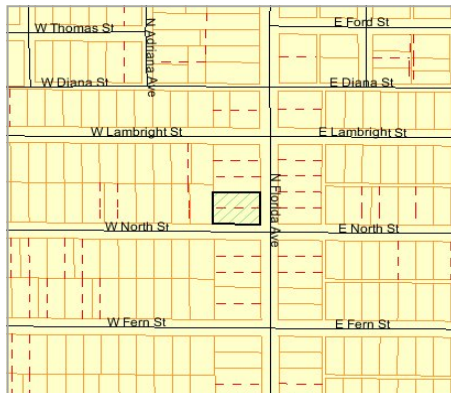
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**MAPS and DIRECTIONS**

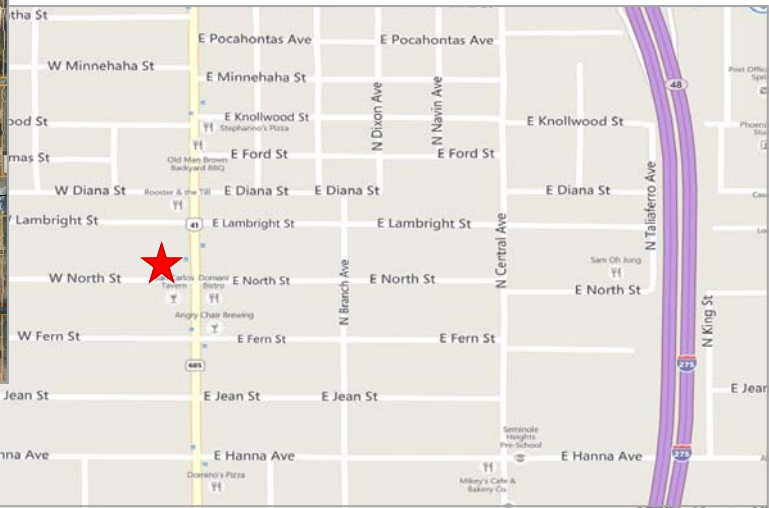


**DIRECTIONS:**

*From Interstate-275*

- Exit Hillsborough Avenue- Westbound
- Turn North (Right) on Florida Avenue
- Head Northbound
- Property Located on the West side of Florida Avenue

**Arrive at 6424 N. Florida Avenue**  
*(on the left)*



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