



3.1 Acres CI - East Ybor

1814 47th St. Tampa, FL 33605

Sale Price : \$350,000

Lot Size: Up to 2.1 Acres

Lease Rate: \$995 / month (\$.28 / sf)

Zoning: CI

Future Land Use: CC-35

Michael Braccia, P.A.
Commercial Property Specialist



Offered by:

Michael Braccia, P.A.
Builder's Services, Inc
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This East Ybor City Commercial Acreage is roughly 3.1 acres of open storage area. Currently, there are up to 2.1 acres available for lease. The Property is currently used as an open storage lot and is zoned CI (Commercial Intensive) allowing for commercial and service uses or outdoor storage. Located North of East 7th Ave (Broadway Ave), just West of 50th St (US 41 South), the site offers outstanding visibility and easy access to I-4 and the Selmon expressway; and is in close proximity to Downtown Tampa and the densely populated Brandon area submarket.

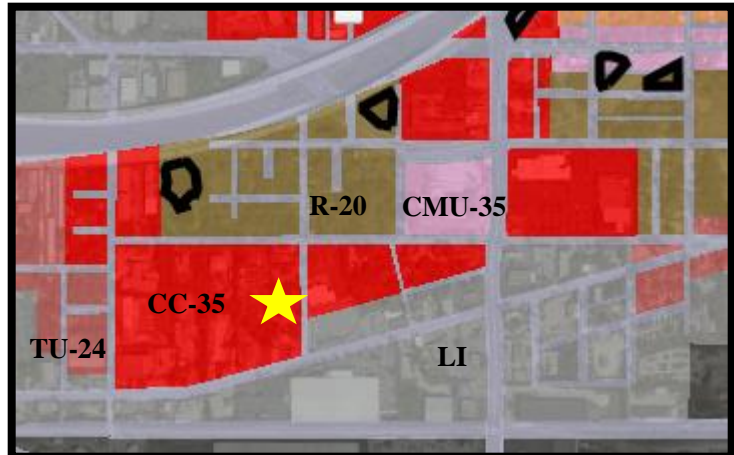
****Additional Warehouse / Office Space Available at
4710 E. 7th Avenue****

Land Use Maps



1814 47th St. Tampa, FL 33605

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



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The land use Community Commercial-35 will allow for residential density to 35 homes per acre (townhomes, apartments, etc.) and a non-residential intensity via its Floor Area Ratio (FAR) of 2.0 allowing offices along with general and intensive commercial uses. FAR is multiplier by the amount of land available. A 20,000 sq. ft. piece of property with a FAR of 2.0 could then conceivably ask for a 40,000 sq. ft. building through a rezoning. The land use also allows one to develop a mixed use building integrating multiple uses under one roof.

The zoning on the property is Commercial Intensive (CI) which will allow for such uses as offices (medical or otherwise), grocery stores, gas stations, automobile sales, automobile repair, some storage and warehousing, basically most any non-residential use that is not considered industrial.

Residential uses are allowed through a special use but in reality it would be better to rezone the property if the user wished to develop residential.

Information According to the City of Tampa's Zoning Department.

Aerial And Location



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