



Temple Crest Church / Childcare* Site

8605 N. 40th Street, Tampa, FL 33604

Sale Price:	\$530,000
Lease rate:	Negotiable
Total SF:	4438 SF Total
Bldg 1 / Bldg 2:	3574 sf / 864 sf (portable)
Lot size:	37,800 sf (.87 acre)
Zoning:	CG/Comm. General PI/
Existing Land Use:	Public Inst.
Future Land Use:	CMU-35
Parking:	10+ / 1000 sf
Availability:	Immediate

Michael Braccia, P.A.
Commercial Property Specialist



Offered by:

Michael Braccia, P.A.
Builder's Services, Inc
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This Temple Crest parcel boasts almost 1 acre of CG (commercial general) zoned, cleared and fenced land and contains two buildings; a 3574 sf masonry building and an additional 864 sf portable building to the rear of the parcel. The property lends itself to a variety of potential uses as it was previously a doctor's office, and most recently home to a church. The site is well suited for alternative uses such as a *childcare center or charter school and is primed for redevelopment with a favorable land use of (Community Mixed Use – 35) allowing for a potential redevelopment of up to 30 mixed use units (residential / commercial) totaling over 65,000 sf of multi-story buildings. The site has 22 paved parking spots, and ample overflow parking to the rear of the property with access from N. Greenwood Ave. Located on N 40th st in the Temple Crest area of Tampa, just a few blocks South of Busch Boulevard near the Hillsborough River

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Exterior Photos



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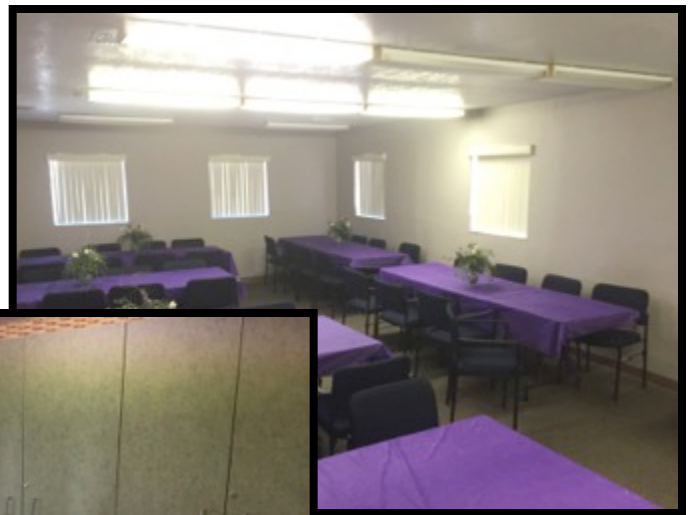
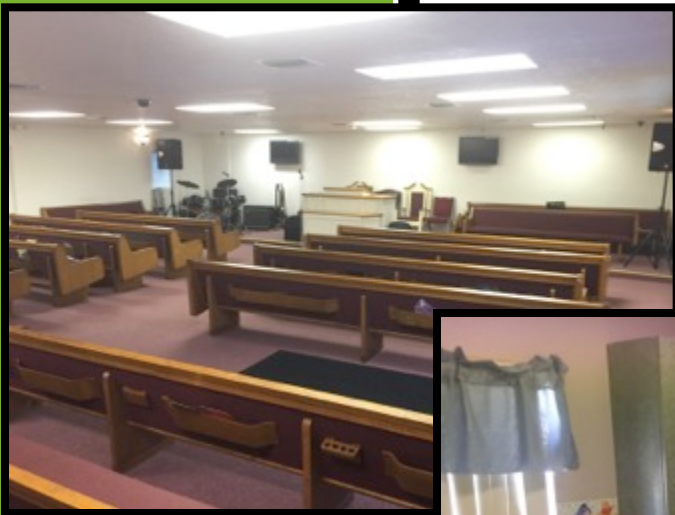
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Interior Photos

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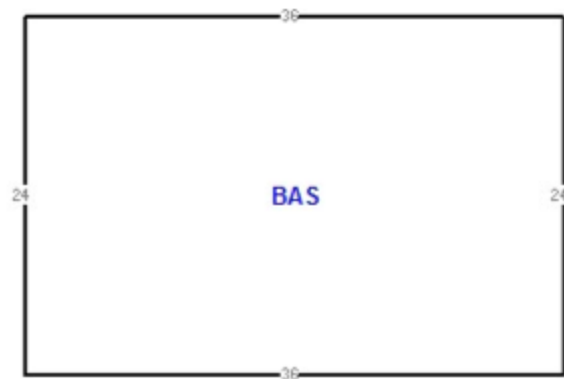
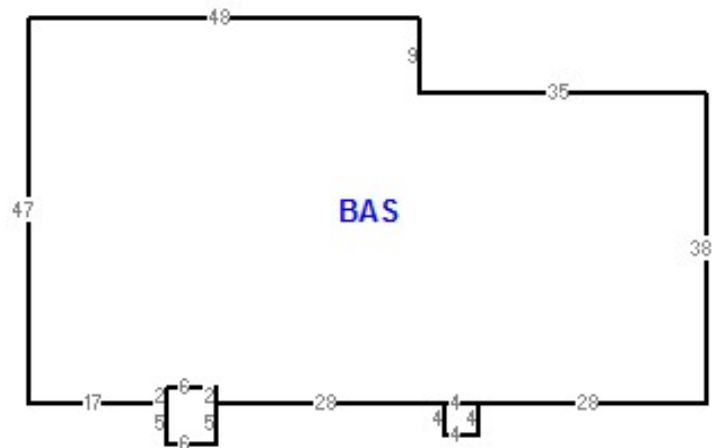


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Space Plan

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Zoning Information

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Zoning: CG (Commercial-general):

This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts. Minimum lot size is 10000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.

DISTRICTS:

The commercial districts provide for various retail sales, personal services, office and institutional uses, accessory uses as appropriate thereto and compatible supporting uses, as well as selected special uses, all at appropriate intensities and in locations in accordance with the Tampa Comprehensive Plan.

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Land Use Maps

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Existing Land Use: PI Public Quasi/Public Institution

RESIDENTIAL DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	DESIGNATION OF CATEGORY
	<p>Major existing and programmed governmental facilities, and other public uses. This category also encompasses quasi-public uses such as private establishments generally available to the public for use, for example, libraries, hospitals, schools, clubs, major regional, district or community recreation services and related uses, tourist attractions, utility, and transportation facilities. The Land Use Plan Map generally shows major existing or programmed facilities.</p>	<p>Public facilities and uses are located throughout the county. Locations of future public uses shall be guided by the three area zones of surrounding area categories, including those of adjacent jurisdictions, to ensure compatibility with surrounding development.</p> <p>For properties that are located within 0.5 mile of a fixed-guideway transit station (light rail, bus rapid transit, etc.), the allowable density/intensity and range of uses shall be subject to the Code, Chapter 22C.07, and related policies. The location and type of fixed-guideway transit station can be found on the MPO Long Range Transportation 2035 Core Accessible Transit System Map. The Future Transit Envelope can be found on the Future Transit Envelope Map that is adopted as part of the Future Land Use Map Series.</p>	<p>To recognize areas where public facilities, public structures or grounds, regional, district or community recreation uses or facilities and other private establishments generally available to the public are located.</p>

Future Land Use: Commercial Mixed Use-35 CMU-35

Community Mixed-Use-35 (CMU-35)

0.34+ acres

Up to a maximum of 35 dwelling units per acre and a Floor Area Ratio (FAR) of 2.0 is allowed in this land-use category.

An allowable maximum residential density of 35 dwelling units per net acre could allow 11 dwelling units.

This designation provides for horizontal and vertical mixed-use development and single-use commercial and residential development that includes: retail, service, office and residential uses (by either density or floor area ratio); gathering places such as a plaza, courtyard, or park; and compatible public, quasi-public, and special uses. Development should include a mix of non-residential and residential uses with more intense development near major intersections.

Maximum FAR of 2.0 will allow consideration of 29,620 square feet of retail, service and office uses.

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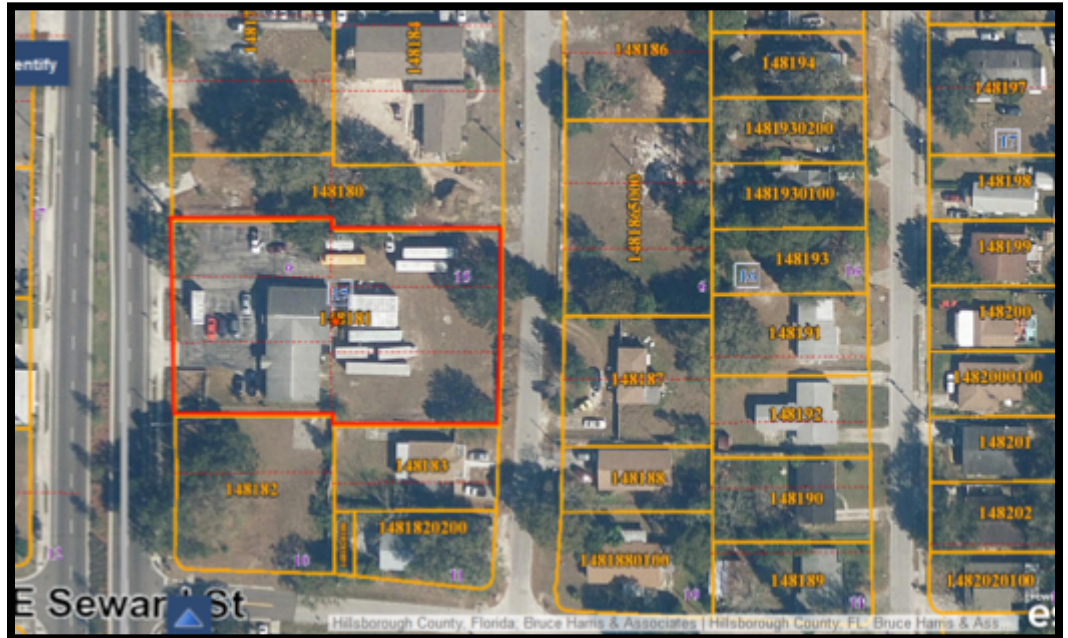
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Aerial and Location

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