

FOR SALE

4500 | 43RD ST. N. ST. PETERSBURG, FL

REDEVELOPMENT OPPORTUNITY RESIDENTIAL AFFORDABLE HOUSING & MULTIFAMILY 19-38 RESIDENTIAL UNITS

- **LARGE SITE:** 70,480± SF (1.62 ACRES)
- **DENSITY BONUS:** 50% UNIT BONUS
- **LEALMAN COMMUNITY REDEVELOPMENT AREA**

AMY BARRETT, CCIM
Sr. Associate | Land and Retail Services
TEL: +1 727 798 2200
amy.barrett@colliers.com

COLLIERS INTERNATIONAL
311 Park Place Boulevard
Suite 600
Clearwater, FL 33759
www.colliers.com

* Parcel four is available separately.

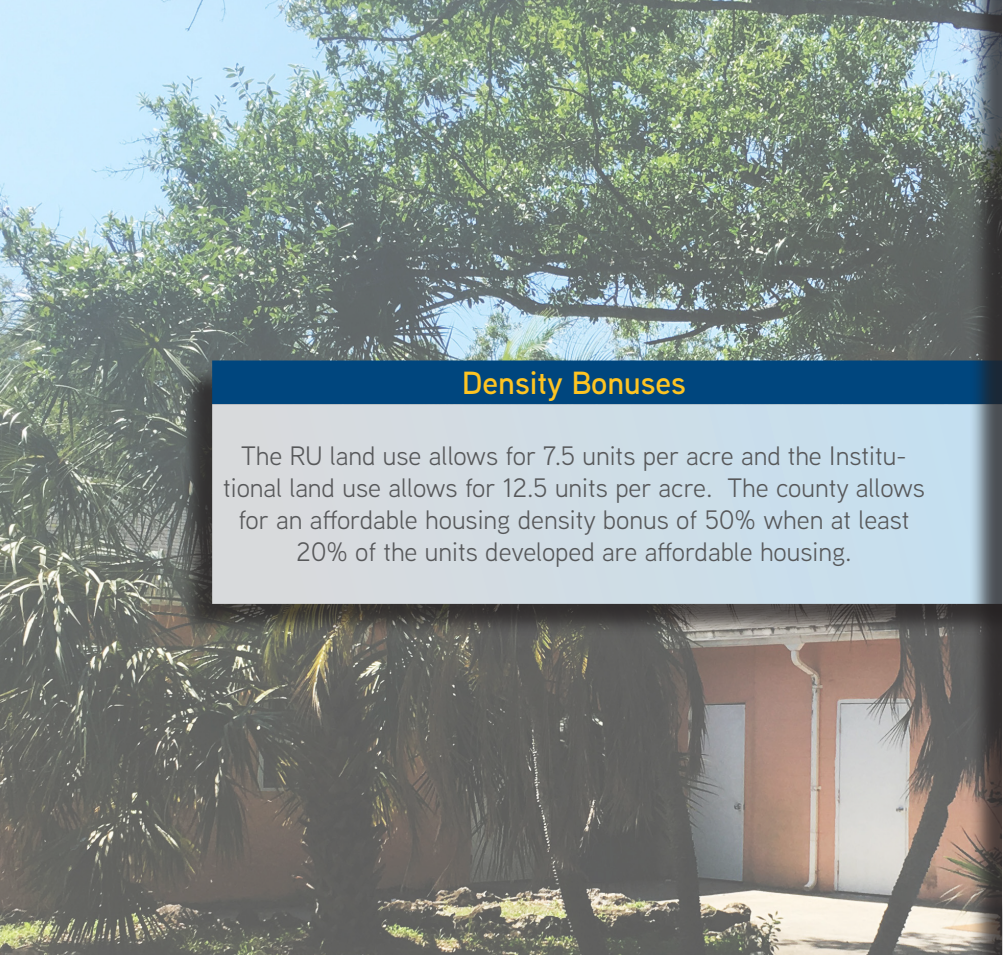
Parcel Three

Parcel One

Parcel Two

Parcel four

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Density Bonuses

The RU land use allows for 7.5 units per acre and the Institutional land use allows for 12.5 units per acre. The county allows for an affordable housing density bonus of 50% when at least 20% of the units developed are affordable housing.

Parcel four is located directly south of 45th Avenue N. and is comprised of two platted lots, 15 and 16, which total 12,050± SF. Parcel four is zoned R-4 with a land use of RU.

Parcel # 03-31-16-01134-004-0150



Property Description

4500 43rd St. N., St. Petersburg FL is a four-building, three-parcel property totaling 58,430± SF site space and 9,160± SF of building space.

Parcel one is located in the southwest portion of the site with dimensions of 140x127, or 17,780± SF and consists of lots 7-9. It is zoned R-4 with a land use of RU.

Parcel # 03-31-16-01134-003-0010

Parcel two is the east parcel with frontage on 45th Avenue N., 43rd Street N., and 46th Avenue N. It's dimensions are 275x124, or 34,100± SF and it is zoned R-4 with a land use of I.

Parcel # 03-31-16-01134-003-0010

Parcel three is located in the northwest portion of the property with dimensions of 50x131, or 6,550± SF. It is zoned R-4 with a land use of RU.

Parcel # 03-31-16-01134-003-0160

Price: **\$540,000**

