

(May be used for future development)

**2706 E 9TH AVENUE
TAMPA, FL 33605**

**AVAILABLE: 50' x 110' Vacant Lot
Zoned YC-8: Ybor Residential**

Great Opportunity for an Investor or an Owner/ User

Great location for your new home on a 5,500 SF lot right here in Ybor City! Over a tenth of an acre and Measuring 50' x 110' Subject boasts easy-to-clear small palm tree and dense brush and ready for Future Development. Enjoy the relaxed atmosphere with **no deed restrictions or CDD fees**. Nestled in the Ybor District, this Location is East of the Intersection of N 27th St and E 9th Avenue with New Development and Restoration

Happening in all Directions. Countless Retail and Office Commerce is close by and Centro Ybor City is less than 5 minutes away. New Construction and Historic Revitalization is booming in the area which is driving vacant land prices up. Channelside, Downtown Tampa, Brandon and East Tampa are all in very close proximity with Easy Access for Commuting to the many Schools, Restaurants, Retail, Movies, Shopping and Much More in the surrounding area- Quiet Residential Area. Priced for an immediate sale- **Submit Your Contract Today!**

PROPERTY INFORMATION:

Folio #.....189068-0000
Zoning.....YC-8
Lot Size5,500 SF
Frontage.....50'
Depth.....110'
Parking.....Onsite & Street
Taxes 2018.....\$727.35



**PRICE REPOSITIONED
FOR SALE: \$89,000/**

Listing Agent: Tina Marie Eloian, CCIM

Tina@FloridaCommercialGroup.com

Sales | Investments | Leasing | Property Management

401 E. Palm Avenue, Tampa, FL 33602
P. 813.935.9600 | F. 813.930.0946
www.FLORIDACOMMERCIALGROUP.com



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

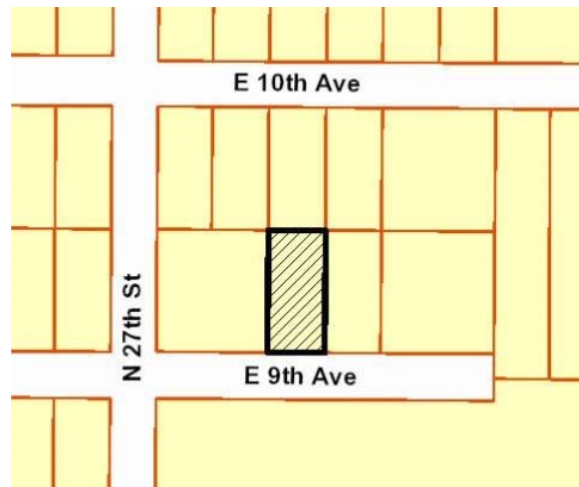
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AERIAL VIEW & PARCEL MAP

- ⇒ NO deed restrictions or CDD fees.
- ⇒ Located on 9th Avenue
- ⇒ Minutes Away from Interstate - 4, Interstate- 275 and the Lee Roy Selmon Cross-Town Expressway
- ⇒ Perfect Place to Move your Home or Investment
- ⇒ Centro Ybor, Major Hotels, Shopping, Restaurants and Entertainment are all a short driving commute away
- ⇒ New Development and Restoration Happening in all Directions
- ⇒ Close Proximity to Channelside, Downtown Tampa, Brandon and East Tampa



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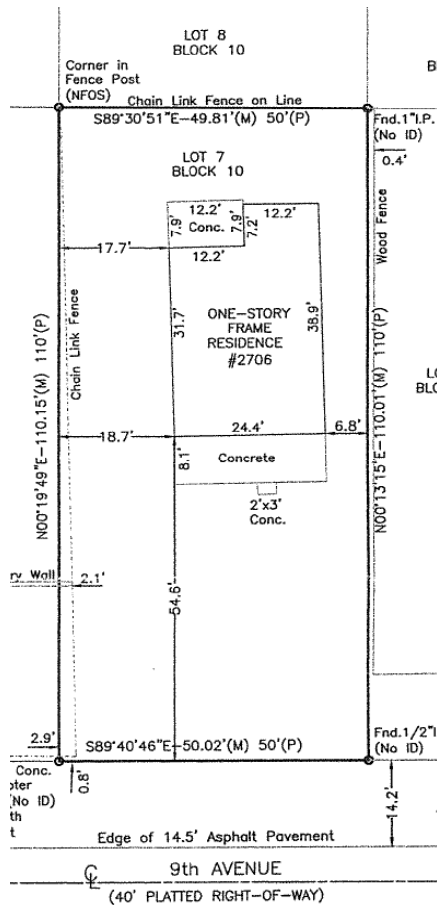
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SURVEY & DEVELOPMENT CONCEPT



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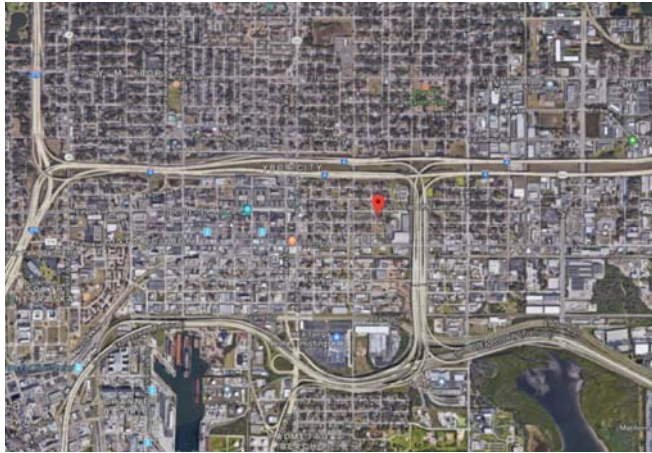


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MAPS AND DIRECTIONS

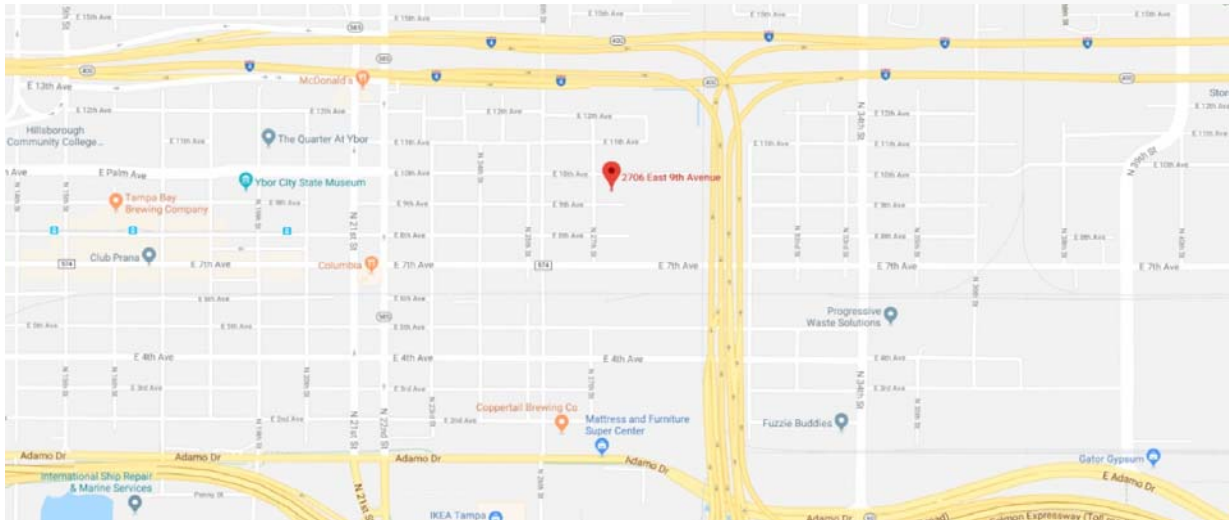


Directions:

From I-4

- Take the 21st St/22nd St exit, EXIT 1, toward Cruise Ships
- Merge onto N 21st St/FL-585 toward Ybor City/Port of Tampa
- LEFT onto 7th Ave
- LEFT onto N 27th Street
- Take the 2nd RIGHT onto E 9th Avenue

Home is located on the LEFT:
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