

COMMERCIAL BUILDING, CORNER LOT

USES: Community Center/ Retail/ Tavern

YBOR CITY

1715 E. 4TH AVENUE

PROPERTY DETAILS:

FOLIO #:190049-0000

ZONING:YC-6

GROSS SF: 2,190 SF

HEATED SF:1,480 SF

DIMENSIONS:105'x74'

2018 TAXES:\$4,670.23

YEAR BUILT:1946

AVAILABLE:: Free-Standing, Commercial building for Lease in The Heart of the Ybor City District. Although Previously used as a Service Station, it is currently being renovated. This Property is Located on E. 4th Avenue with Great Road Exposure and Plenty of Possibilities for a Variety of Types of Redevelopment. Situated 3 blocks South of 7th Avenue, this parcel sits on a highly visible **Corner Lot** boasting a block constructed 1,480 SF free standing building. There is plenty of Onsite Parking or ideal for outdoor seating. The Building also offers 3 exterior Bays Zoned YC-6, Ybor Community Commercial; this property is in Close Proximity to

numerous Restaurant, Retail Establishment and Schools and can be used as a Retail Storefront, Neighborhood Tavern, Lounge, Restaurant, Gallery, Café, Office and Countless Other Types of Similar Businesses. The Potential is Unlimited- a Neighborhood Grocery Store or Community Center would flourish here as well! **CALL TODAY FOR A SHOWING**



FOR LEASE: \$4,200 / MONTH / NNN

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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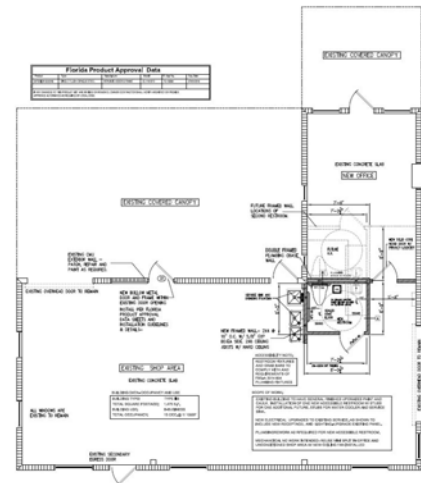
YBOR CITY

FUTURE POTENTIAL



HIGHLIGHTS:

- ◇ LOCATION, LOCATION, LOCATION
- ◇ CORNER LOT :: 1,480 SF BUILDING
- ◇ PLENTY OF ONSITE PARKING AND OUTDOOR SEATING
- ◇ VACANT AND EASY CONVERTED
- ◇ EASY INGRESS & EGRESS
- ◇ CLOSE PROXIMITY TO NUMEROUS RESTAURANTS AND RETAIL



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Potential Concepts



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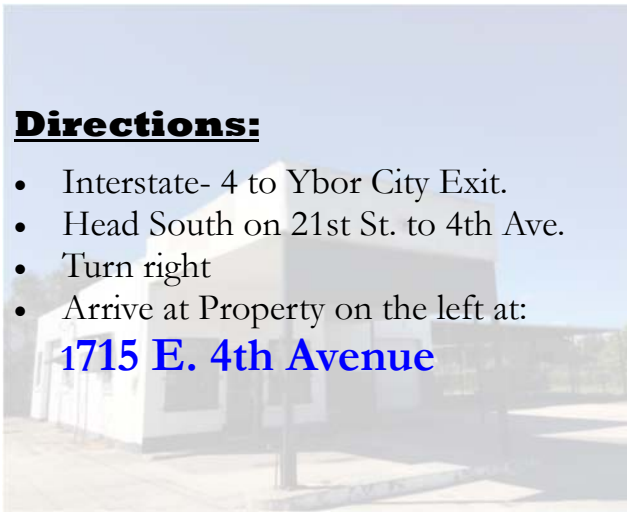
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YBOR CITY MAPS AND DIRECTIONS

Directions:

- Interstate- 4 to Ybor City Exit.
- Head South on 21st St. to 4th Ave.
- Turn right
- Arrive at Property on the left at:
1715 E. 4th Avenue



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