



**FOR SALE**

**\$2,750,000**

## **OWN A PIECE OF HISTORY**

**Playhouse Portfolio**

**St. Petersburg, FL 33712**

- › *A prime piece of St. Petersburg real estate and history!*
- › *Located at the center of two thriving St. Pete communities -- the Grand Central District and the Warehouse Arts District*
- › *Previously listed at \$4M. Take advantage of this remarkable opportunity!*

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**PORTFOLIO INCLUDES:**

**1850 Central Avenue**

- > Former Playhouse Theatre; Currently vacant with infinite potential for future use
- > 12,560 SF
- > New roof and abatement

**1833 1st Avenue South**

- > Renovated two-story night club venue
- > 6,636 SF
- > Recently available

**Billboards**

- > High visibility from I-275 in both directions
- > 121,500 cars daily
- > Income-producing lease in place

**Two Vacant Commercial Lots (adjacent parcels west of buildings)**

- > Currently used for parking

**Special event parking permit for Tropicana Field**

