

(May be used for future development)

**926- 928 E. 11TH AVENUE
TAMPA, FL 33605**

AVAILABLE: (2) 26' x 110' Vacant Lots
Zoned YC-2: Residential- Single Family :: Multifamily Use
Great Opportunity for an Investor or an Owner/ User

Build your Dream home or your Multi-family Investment properties right here in Ybor City! Over a tenth of an acre to include two adjoining lots. These two land parcels are Being sold together. Both lots are 26' x 110', boasts easy-to-clear small oak trees and dense brush and ready for Future Development. Current Zoning is YC-2, which will allow a proposed land use for single and/or multi-family units. Enjoy the relaxed atmosphere with no deed restrictions or CDD fees. Nestled in the Ybor District, this Location is Northeast of the Intersection of Palm Avenue and Nebraska Avenue with New Development and Restoration Happening in all Directions. Subject is 1 mile

to Interstate- 4 entry corridor at 22nd Street offering Ease of Access for Commuting and merely 5 minutes from Downtown Tampa. 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. Buy now before they go any higher. Channelside, Downtown Tampa, Brandon and East Tampa are all in

very close proximity and the lots are near

I-4 and I-275 with Easy Access for Commuting to the many Schools, Restaurants, Retail, Movies, Shopping and Much More in the surrounding area- Quiet Residential Area. Great location for your new home or new investment. Priced for an immediate sale- **Submit Your Contract Today!**

PROPERTY INFORMATION:

Folio #.....198319-0000
Folio #.....198320-0000
Zoning.....YC-2
Lot Size6,098 SF
Frontage.....52'
Depth.....110'
Parking.....Onsite & Street
Taxes 2018.....\$169.29



FOR SALE: \$195,000/

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



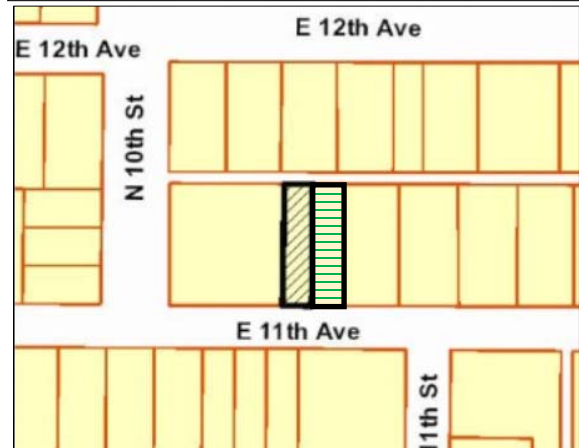
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Parcel/ Aerial Maps and Parcel Street View

Located on 11th Avenue, Subject is situated in a great location. Centro Ybor, Major Hotels, Shopping, Restaurants and Entertainment are all a short walking commute away. Property is also Surrounded by a Variety of Commercial Businesses such as Attorney Offices, Import/Export Offices and Restaurants mixed in with the Residential Communities of Ybor City; Making this an Ideal Location for a new residence or Investment Development. Minutes Away from Tampa's Major Interstate System; Interstate-4, Interstate- 275 and the Lee Roy Selmon Cross-Town Expressway, You'll be in Downtown or just about Anywhere else in Tampa within Minutes Either by Car or the New Trolley System that Runs Between Ybor City, Channelside and Downtown Tampa! This is the Perfect Place to Move your Home or Investment to Ybor City and become a Proud Neighbor/Business Associate of the Historic Ybor City District!



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Potential Development Concepts**



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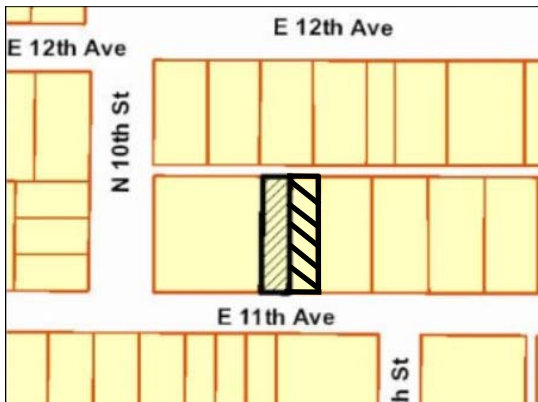


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Maps and Directions



Directions:

From Interstate- 275

- Take exit 45B for Floribraska Avenue
- Turn left heading East to Nebraska Avenue
- Turn right onto Nebraska Avenue heading South
- Turn left on 11th Avenue
- Vacant lots are on the **left side**

Arrive at Property at: [926-928 E. 11th Avenue](#)



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