

FOR LEASE: **3,660SF Repair Shop/ Commercial Use**



1706 E. 3rd Avenue Tampa, FL 33605

PROPERTY HIGHLIGHTS

- ◆ **3,660 SF** Warehouse | Storage | Multi-use Commercial
- ◆ Priced Right and Available for Immediate Occupancy
- ◆ Zoned YC-6 (**Ybor Community Commercial**)
- ◆ **Versatile & Unique Property** on E. 3rd Avenue and N. 17th Street– **Easily Converted to Suite Your Needs!**
- ◆ Onsite Parking, Fenced and Secured
- ◆ **Minutes** from Lee Roy Selmon Expressway, Port Authority and other Major Travel Arteries. Located in Heart of Ybor City, Close to Everything, yet Private for use!

LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • F: 813-930-0946 • E: Tina@FloridaCommercialGroup.com



*Locally Owned,
Globally Recognized*



401 E. Palm Avenue ♦ Tampa, FL 33602 ♦ www.FloridaCommercialGroup.com

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LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Financing Available: **N/A**

RENTAL: \$4,200 month plus Sales Tax

Occupancy: Immediate

LOCATION

Street Number: **1706**

Street Name: **E. 3rd Avenue**

Street Suffix: **Street**

Street City: **Tampa**

County: **Hillsborough**

Market: **Tampa**

Sub- Market: **Ybor City**

THE PROPERTY

Site Improvements: **Metal Frame, Building**

Improvement Size: **3,660 HSF**

Property Style: **Auto Service/ Repair Garage**

AYB: **1957**

Zoning: **YC-6 Ybor Community Commercial**

Lot Size: **11,900 SF**

Lot Dimensions: **140' x 85'**

Front Footage in Feet: **140'**

Total Acreage: **.3 Acres**

Parking: **Onsite/ Street**

Number of Parking Spaces: **TBD**

TAXES

Tax Year: **2019**

Taxes: **\$2,888.53**

UTILITIES

Electricity- **TECO**

Water- **City of Tampa Utilities**

Waste- **City of Tampa Utilities**

Communications-

Frontier Communications/ Verizon/ Spectrum

THE LISTING

Driving Directions:

From Interstate 4: to Exit 1 (21st/22nd Street) Head South on N. 21st Street to 4th Avenue. Turn Right (West) to the corner of E. 4th Avenue and N. 18th St/ Angel Oliva Senior Street. Left on N. 18th St/ Angel Oliva Senior St. Right on 3rd Street. Property is on the Right- 1706 E. 3rd Avenue.

THE COMMUNITY

Community/ Subdivision Name: **Lesley's J Y Addition**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0354H**



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