

# 2 SUBJECT PORTFOLIO/ 11 Units :: 1.7 Acres

## SUBJECT 1



### **SUBJECT 1 For Sale: \$490,000/**

8531 N. Nebraska Avenue (Men's Shelter) 4,533± square feet  
 8531 N. Nebraska Avenue (Women's Shelter) 977± square feet  
 8531 N. Nebraska Avenue (Women's Shelter) 323± square feet

**TOTAL 5,833± GSF**

*Currently Utilized as 501C3 for Women's and Men's Shelter*



## SUBJECT 2



### **SUBJECT 2 For Sale: \$1,250,000/**

1402 Chilkoot Avenue (Duplex) 1,940± square feet  
 1404/06 Chilkoot Avenue (Duplex) 1,632± square feet  
 1410A Chilkoot Avenue (Duplex/Kitchen) 1,860± square feet  
 1410B Chilkoot Avenue (Duplex) 1,195± square feet  
 1409A Seneca Avenue (Dorm) 3,698± square feet  
 1409B Seneca Avenue (Admin. Bldg.) 869± square feet  
 1413 Seneca Avenue (Duplex) 1,408± square feet  
 1405 Seneca Avenue (Vacant Lot) 7,950± square feet

**TOTAL 12,602± GSF**

*Currently Utilized as 501C3 for 100+ Bed Rehabilitation Veteran's Program. For more details, Contact Listing Agent*

## EXCLUSIVELY LISTED FOR SALE: **\$1,740,000/**

LISTING AGENT: Tina Marie Eloian, CCIM • 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

**Sales • Investments • Leasing • Property Management**



Each Office Individually Owned and Operated

# PORTFOLIO DETAILS



**Subject 1:** Nebraska Avenue/ Seward Street/ 9<sup>th</sup> Street, 33604  
**Subject 2:** Chilkoot Avenue/ Seneca Avenue 33612



## PROPERTY FEATURES

- ◆ Subject 1 consists of: 3 buildings and a vacant lot
- ◆ Subject 2 consists of: 7 buildings and a vacant lot
- ◆ Portfolio Offers:
  - ◆ (4) 1- Story Duplexes
  - ◆ (1) 1- Story Duplex/ Kitchen/ Dining/ Check in Office Bldg.
  - ◆ (2) 1- Story Dormitory Buildings
  - ◆ (1) 1-Story Admin Office Building
  - ◆ (2) Small Single-Family Homes
  - ◆ 7,950 SF Vacant Land Parcel
- ◆ 33,742 GSF
- ◆ 1.7 Acres (Total)
- ◆ **Subjects are Grandfathered in for Assisted Living Facility and similar uses**
- ◆ Facilities are located in zip codes 33604 and 33612
- ◆ Both areas of town are experiencing tremendous revitalization, growth and new development

**LISTING AGENT:** Tina Marie Eloian, CCIM • 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](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**



Each Office Individually Owned and Operated

# LISTING DETAILS

## FINANCIAL & TERMS

Status: **Active**

Offering Price: **\$1,740,000/**

Terms: *Could be a Turn-key Business, Contact Listing Agent for Details*

## LOCATION

County: **Hillsborough**

Street Number: *See Portfolio Details' Page*

Street Name: *See Portfolio Details' Page*

City: **Tampa**

## THE PROPERTY

Folio Numbers:

**146239-0000**

**143959-0000**

**143958-0000**

**143957-0000**

**143951-0000**

**143952-0000**

**143953-0000**

Year Built: *See Property Appraiser's Website for Details*

Zoning:

**RO-1 (Residential Office) :: RS-50 (Residential, Single Family) ::**

**CI (Commercial Intensive)**

Property Style:

**Commercial Bldgs., Single Family Homes, Duplexes and Vacant Land**

Current Use: **Residential and Commercial use**

Future Land Use/ Zoning: **Residential/ Multifamily/ Commercial**

Heated SF: *See Property Appraiser's Website for Details*

Gross SF: **17,364 SF (Total)**

Lot Dimensions: **TBD**

Lot Size: *Various, See Property Appraiser's Website for Details*

Total Acreage: **1.7 Acres**

Additional Parcel: *Various, See Property Appraiser's Website*

*for Details*

Parking: **Onsite**

## TAXES

Taxes: **\$1,159.24 (Total for both Subjects)**

Tax Year: **2020**

## UTILITIES

Electricity: **TECO**

Water: **City of Tampa**

Waste: **City of Tampa**

Communications: **Brighthouse, Frontier, Spectrum**

## THE LISTING

### Driving Directions

**From Downtown Tampa** (Cass Street and N. Nebraska Avenue):

Head Northbound on Nebraska Avenue for 5 miles. Arrive at Subject 1, property address 8531 N. Nebraska Avenue on the (East) Right side of the road.

**From Subject 1**, head Northbound on N. Nebraska Avenue for 1.5 miles, turn right onto Bougainvillea Avenue. Head East on Bougainvillea Avenue to N. 14<sup>th</sup> Street. Turn Left. Head North to Chilkoot Avenue. Turn Right. Arrive at Subject 2, property address 1402 Chilkoot Avenue on the (North) Left side of the road.

## THE COMMUNITY

Community/ Subdivision Name:

**Sulfur Springs/ Nebraska Avenue Heights**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0214H**



**LISTING AGENT:** Tina Marie Eloian, CCIM • 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](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**



**Each Office Individually Owned and Operated**