

# COMMERCIAL FOR SALE



## PROPERTY SUMMARY

Phenomenal Opportunity for a Redevelopment Project, a Mixed-Use Warehouse or a New Owner looking to Relocate.

> **Zoned:** IG (Industrial General)

> **11** Parcels = 1.44 Acres

> **2** Story, **5K** SF, **Concrete** Industrial Building Onsite

> **2** Dock High Doors

> **3** miles East of Downtown

> **2.5** miles South of Ybor City

> **2.2** miles East of the Channel District

> **2** miles South of I- 4

> 2020 Taxes: \$5,945.03

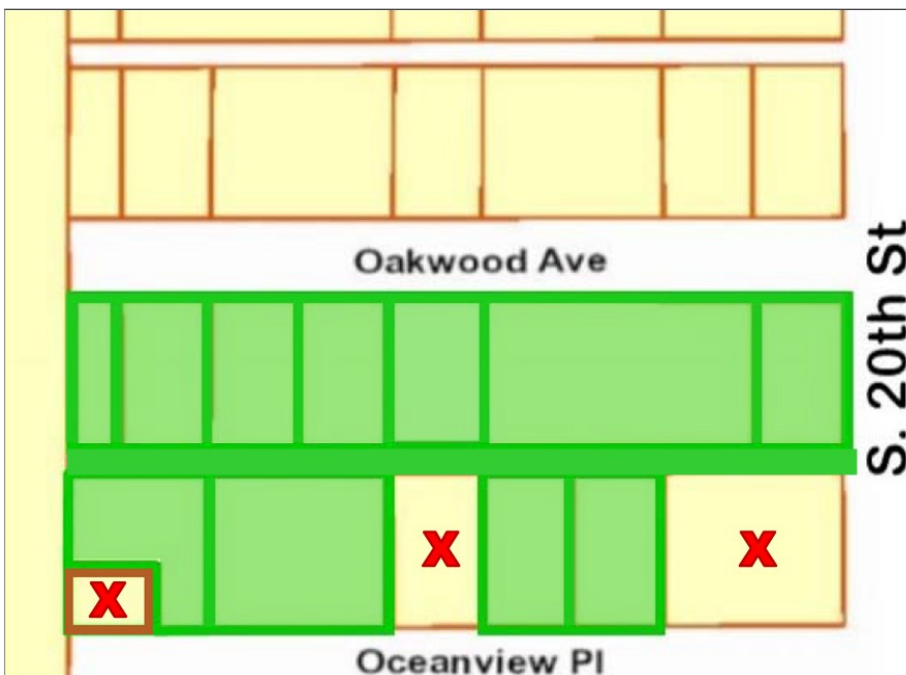
OFFERED AT

**\$997,000/**

## WEST VIEW



**1913 Oakwood Avenue  
Tampa, FL 33605**



**Listing Agent:** Tina Marie Eloian, CCIM

401 E. Palm Avenue | Tampa, FL 33602  
P 813.935.9600 | F 813.930.0946 | [www.FLACG.com](http://www.FLACG.com)

Email: [Tina@FloridaCommercialGroup.com](mailto:Tina@FloridaCommercialGroup.com)

- SALES
- INVESTMENTS
- LEASING
- PROPERTY MANAGEMENT

**Each Office Individually Owned and Operated**

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## Exterior & Interior Property Photos



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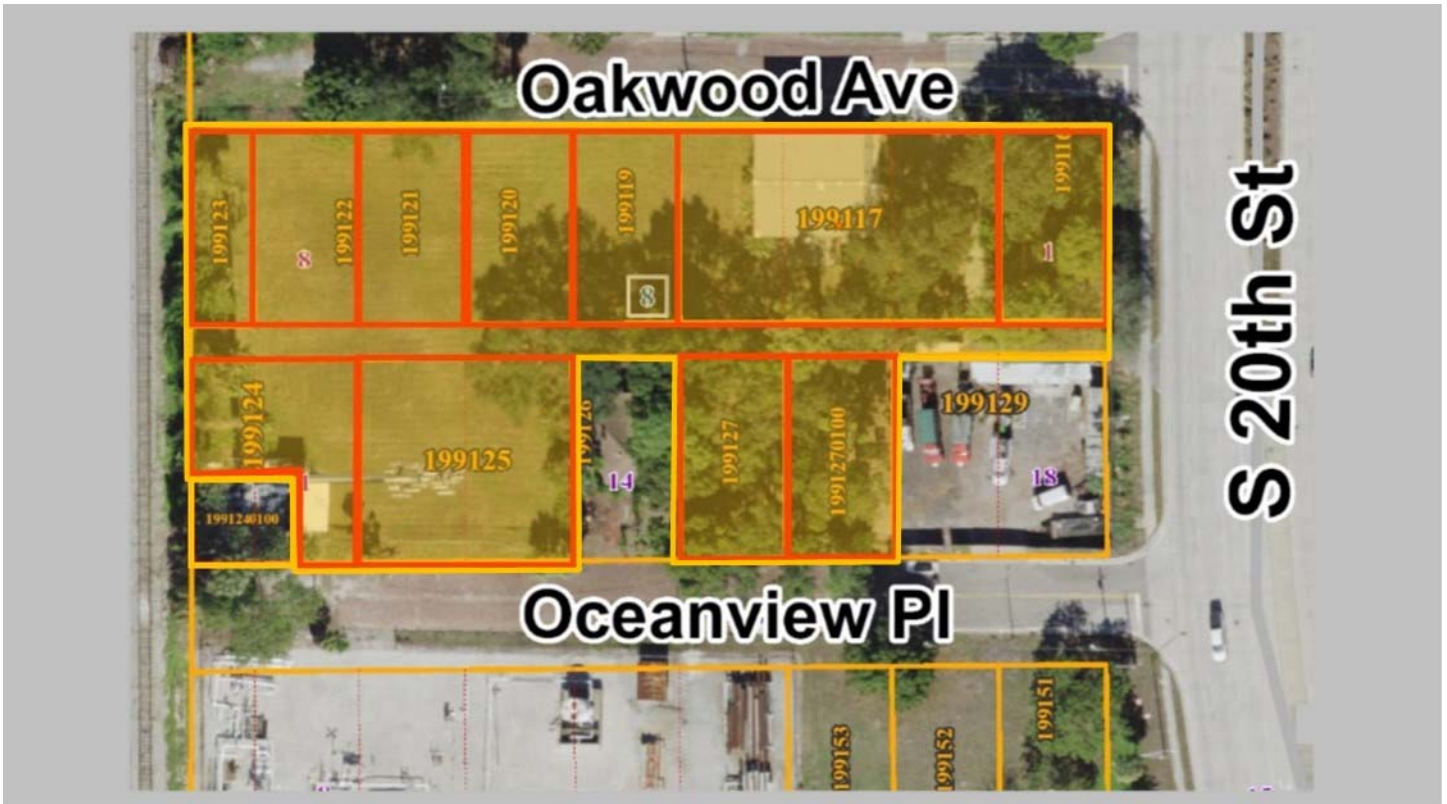
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## Aerial & Parcel Map



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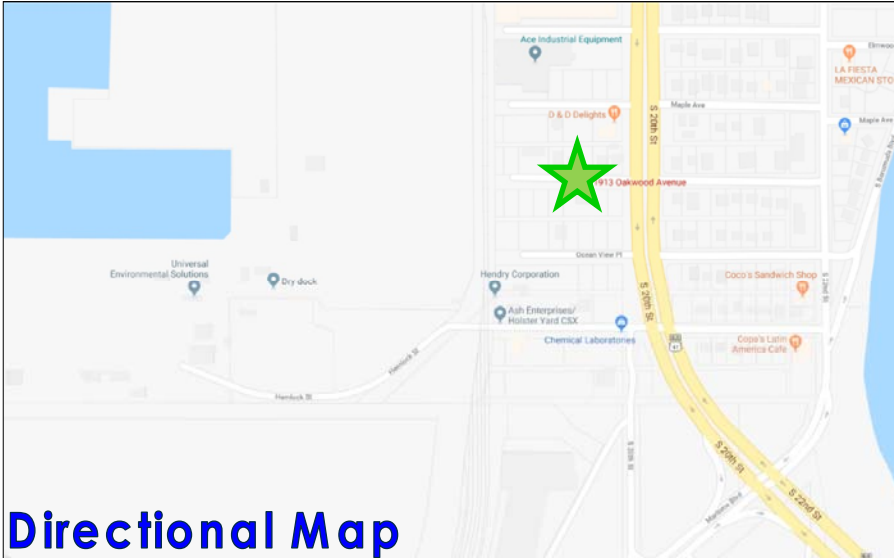
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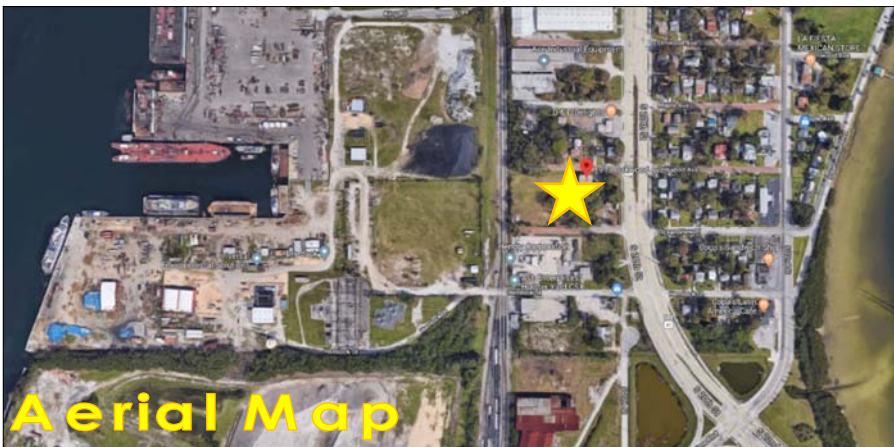
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## Maps & Additional Property Info



**This 1.44 Acres (mol) Subject presents a rare opportunity for investors and users a wide range of development options. Previously, the subject site was a 2 story, 5,000 SF Block Constructed Mixed-Use Industrial Warehouse with approximately .31 acres allocated for storage and parking, boasting 10+ guest parking spaces.**



**Additional Development Possibilities include: Trucking Company, Commercial Production Company, Light Manufacturing, Storage, Distribution, Processing, Printing, Recycling facility and any similar businesses. Another possibility is to breakdown this site into individual home sites, as is currently marketed in the Palmetto Beach Area of East Tampa.**

### AREA HIGHLIGHTS

- ♦ Just moments from McKay Bay
- ♦ 5 minutes to 7th Avenue
- ♦ 1 Mile South of The Selmon Crosstown Expy
- ♦ 1.6 Miles North of Causeway Blvd
- ♦ 2 Miles South of Interstate 4
- ♦ 15 minutes to Tampa International Airport



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