

FOR SALE: INVESTMENT OPPORTUNITY



1604 N. 17th Street Tampa, FL 33605

PROPERTY HIGHLIGHTS:

- 315 SF Fully Equipped Kitchen with **Walk Up/Take Out Window**— Fully Leased with Tenant until 10/31/2025
- Call broker for Lease Details * NDA to sign
- Plenty of **Exterior Seating**
- 6,098 SF Fenced Lot with **Ample Parking**
- **Heart of Residential Neighborhood** & 5th Avenue Business District—Inventory at ALL TIME LOW!
- **Minutes** from Channelside and Downtown Tampa

OFFERED FOR SALE AT: \$950,000/

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



*Locally Owned,
Globally Recognized*



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

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This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Financing Available: **N/A**

List Price: **\$950,000.00**

LOCATION

Street Number: **1604**

Street Name: **N. 17th**

Street Suffix: **Street**

Street City: **Tampa**

County: **Hillsborough**

Streets: **E. 5th Avenue & N. 17th Street**

Market: **Tampa**

Sub- Market: **Ybor City**

THE PROPERTY

Property Style: **Restaurant**

AYB: **1990**

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

Lot Size: **6,098 SF**

Total Acreage: **.14**

Parking: **Onsite/ Street**

Number of Parking Spaces: **10+**

TAXES

Tax Year: **2020**

Taxes: **\$2,244.61**



UTILITIES

Electricity- **TECO**

Water- **City of Tampa Utilities**

Waste- **City of Tampa Utilities**

Communications-

Frontier Communications/ Verizon/ Spectrum

THE LISTING

Driving Directions:

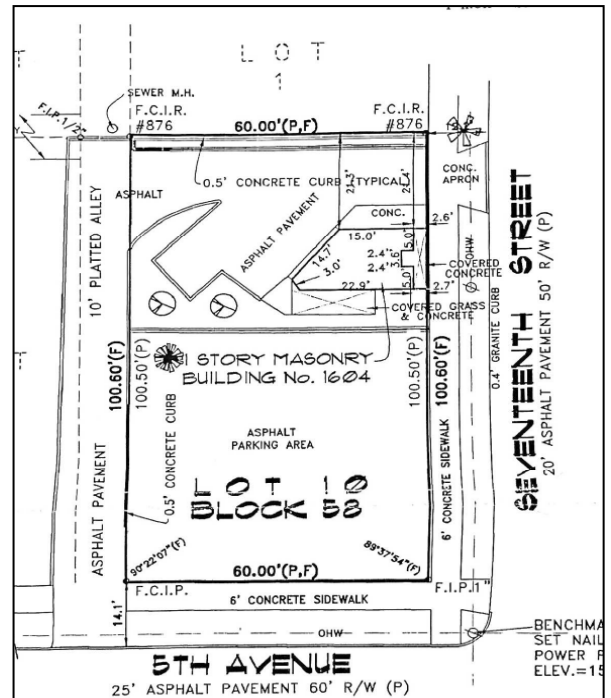
From Interstate 4:

Interstate 4 to Exit 1 (21st/22nd Street)

Head South on N. 21st Street to E. 5th Avenue.

Turn Right (West).

Property is on the Right the intersection of E. 5th Avenue and N. 17th Street



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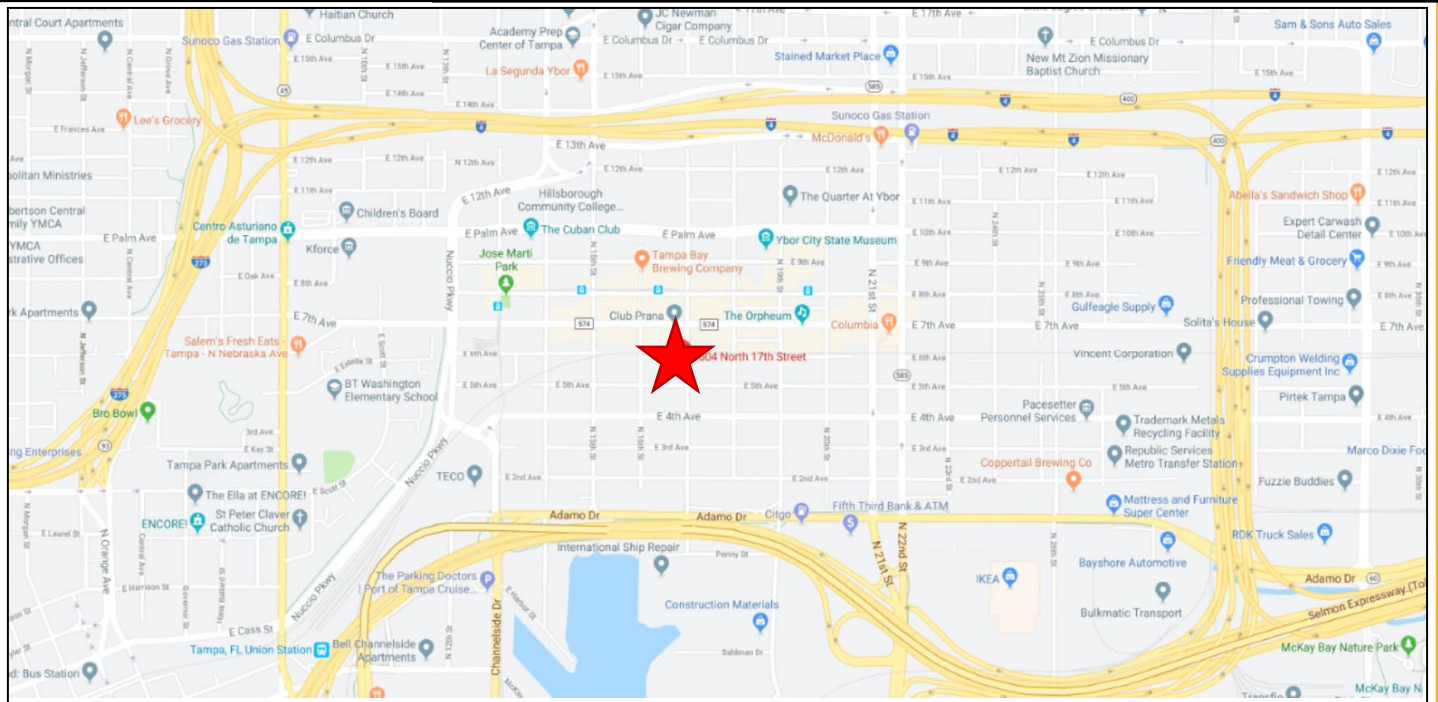
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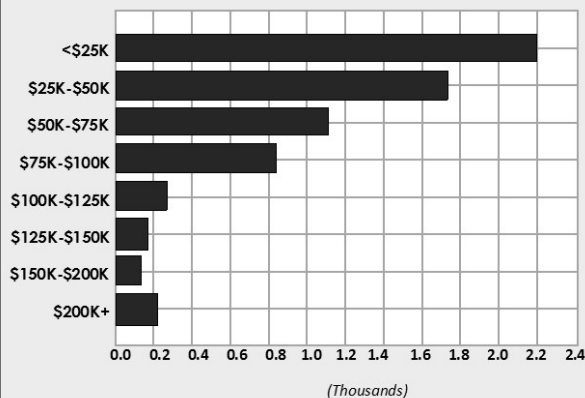
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LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



POPULATION		1 Mile	3 Mile	5 Mile
	2019 Total Population:	14,588	107,135	251,973
	2024 Population:	16,489	118,703	276,835
	Pop Growth 2019- 2024:	13.03%	10.80%	9.87%
	Average Age:	37.90	36.50	37.30
HOUSEHOLDS				
	2019 Total Households:	6,687	43,858	101,231
	HH Growth 2019- 2024:	13.91%	11.38%	9.91%
	Median Household Inc:	\$42,889	\$41,530	\$43,109
	Avg House Hold Size:	2.10	2.30	2.40
	2019 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING				
	Median Home Value:	\$126,513	\$168,623	\$164,679
	Median Year Built:	1993	1975	1971

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