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IN THE HEART OF TAMPA'S HISTORIC DISTRICT

## TWO PARCELS OF COMMERCIAL LAND FOR SALE

2915 N. Nebraska Ave., Tampa 33602  
900 E. 22nd Ave., Tampa 33605

**\$762,000**

**\*OPPORTUNITY ZONE\*** Two amazing parcels of commercial land available with great potential for many types of commercial usage, being offered for sale together.



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.

CALL TODAY! 813-935-9600 | TINA MARIE ELOIAN, CCIM | [TINA@FLORIDACOMMERCIALGROUP.COM](mailto:TINA@FLORIDACOMMERCIALGROUP.COM)

# PROPERTY INFORMATION

2915 N. Nebraska Ave., Tampa 33602  
900 E. 22nd Ave., Tampa 33605

**\$762,000**

## 900 E. 22ND AVENUE

Folio #..... 186581-0000  
Lot Size..... 5,473 SF (approx.)  
Lot Dimensions..... 69' x 90'  
Acreage..... .142 Acers  
Taxes 2020..... \$704.69  
Current Use..... Vacant  
Future Use..... Commercial Development  
Zoning..... CG (Commercial General)

### FINANCIAL & TERMS

Status: **Active**  
Offering Price: **\$246,000/**

### LOCATION

County: **Hillsborough**  
Street Number: **900**  
Street Name: **E. 22nd**  
Street Suffix: **Avenue**  
City: **Tampa**

## 2915 N. NEBRASKA AVENUE

Folio #..... 186596-0000  
Lot Size..... 11,472 SF (approx.)  
Lot Dimensions..... 90' x 134'  
Acreage..... .14 Acers  
Taxes 2020..... \$1,937.14  
Current Use..... Vacant  
Future Use..... Commercial Development  
Zoning..... CG (Commercial General)

### FINANCIAL & TERMS

Status: **Active**  
Offering Price: **\$516,000/**

### LOCATION

County: **Hillsborough**  
Street Number: **2915**  
Street Name: **N. Nebraska**  
Street Suffix: **Avenue**  
City: **Tampa**



**BROKERAGE DONE DIFFERENTLY**

813-935-9600 | TINA MARIE ELOIAN, CCIM | [TINA@FLORIDACOMMERCIALGROUP.COM](mailto:TINA@FLORIDACOMMERCIALGROUP.COM)

401 EAST PALM AVENUE, TAMPA, FL 33602 | [FLORIDACOMMERCIALGROUP.COM](http://FLORIDACOMMERCIALGROUP.COM)

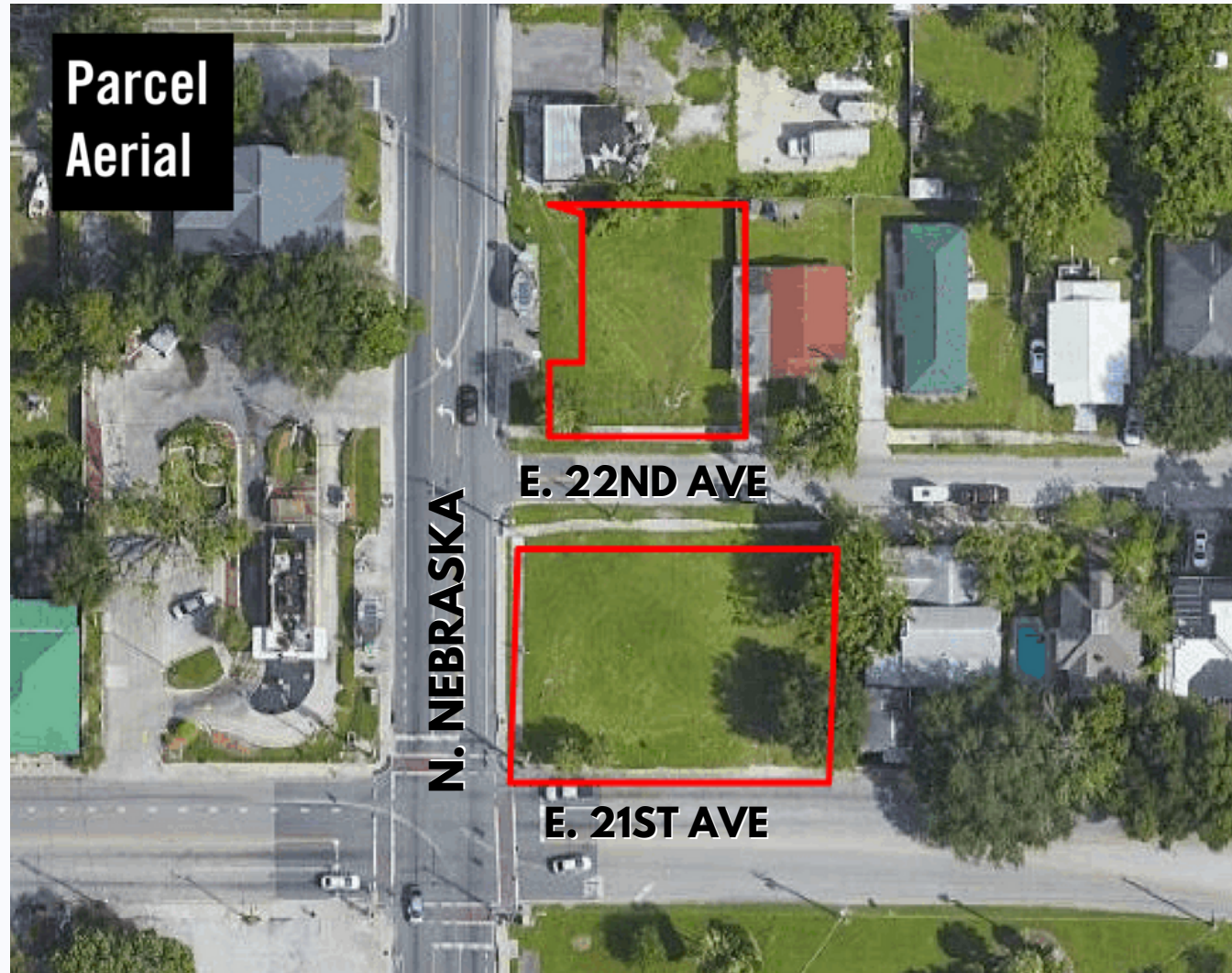


# PARCEL/AERIAL MAPS

2915 N. Nebraska Ave., Tampa 33602  
900 E. 22nd Ave., Tampa 33605

**\$762,000**

- In an **OPPORTUNITY ZONE**
- ON TRAFFIC INTERSECTION
- 90 Feet on N. Nebraska Avenue
- 69 Feet on 22nd Avenue
- 2 CORNER LOTS
- **Ideal for Retail/Restaurant/Office**
- Zoned CG for Commercial General
- **Easy access** to Interstate **275** and Major **Travel Arteries**
- Located in VM Ybor



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# POTENTIAL DEVELOPMENT IDEAS

2915 N. Nebraska Ave., Tampa 33602  
900 E. 22nd Ave., Tampa 33605

**\$762,000**

Build your retail, restaurant or office on one lot and build out the lot across the street for parking!

(Renderings not to scale.)

## POTENTIAL: **PARKING LOT**

- Lot size: 5,473 square feet.
- Zoned CG

## POTENTIAL: **OFFICE • RETAIL • RESTAURANT**

- Lot size: 11,472 square feet.
- Zoned CG



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### DIRECTIONS

- [illegible]

**MOBILE: 813.997.4321**

