



BROKERAGE DONE DIFFERENTLY

live
work
& play
IN TAMPA BAY

GREAT CORNER BUILDING IN A GROWING NEIGHBORHOOD - HISTORIC YBOR CITY

1701 E. 4TH AVE.
TAMPA, FL 33605

FOR LEASE

\$ 3,500/mth

1,283 SF | Wet-Zoned | Highest and Best Use: Community Bar :: Bistro, Restaurant, Breakfast Café :: Brewery/Distillery Hub :: Art Gallery



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

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FINANCIAL & TERMS

Status: **Active**
Price: **\$3,500 / NNN**
Terms: **For Lease/Rent**

LOCATION

County: **Hillsborough**
Street Number: **1411**
Street Name: **N. 17th**
Street Suffix: **Street**
City: **Tampa**
Market: **Tampa**
Sub-market: **Ybor City**

UTILITIES

Electricity: **TECO**
Water: **City of Tampa Utilities**
Waste: **City of Tampa Utilities**
Communications: **Frontier/Verizon/Spectrum**

LEGAL DESCRIPTION

YBOR AND CO'S SUBDIVISION W 20 FT OF LOT 4 AND LOT 5 BLOCK 65

PROPERTY DETAILS

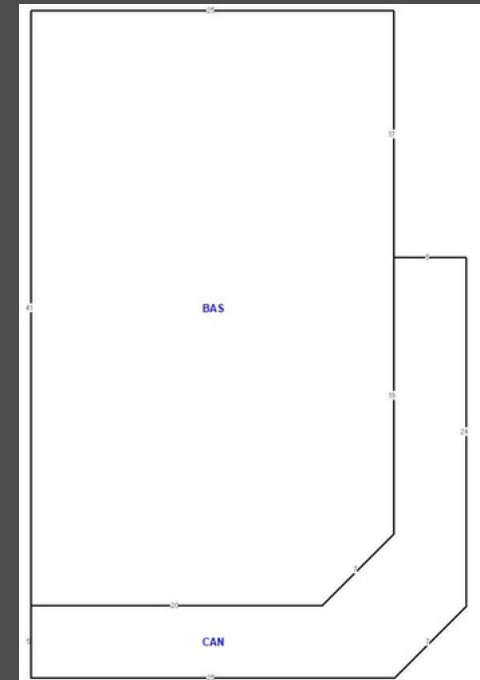
Folio #..... **190052-0000**
Type..... **56 | RESTAURANT**
Property Use..... **2103 RESTAURANT C**
Heated Area..... **1,013 SF**
Outdoor Seating..... **270 SF**
Gross Total..... **1,283 SF**
Year Built..... **1929**
Frontage..... **90'**
Depth..... **95'**

Site Improvements..... **N/A**
Stories..... **1**
Bathrooms..... **2**
Parking..... **Onsite**
Property Style..... **Commercial**
Current Use..... **Vacant**
Future Use..... **Retail/Restaurant Opportunity**
Zone..... **YC-6**

THE COMMUNITY

Neighborhood: **Central Ybor Area S of I-4**
Subdivision Name: **4WV | YBOR AND CO'S SUBDIVISION**
Flood Zone Area: **X - Moderate to Low Risk Areas**

BUILDING FOOTPRINT

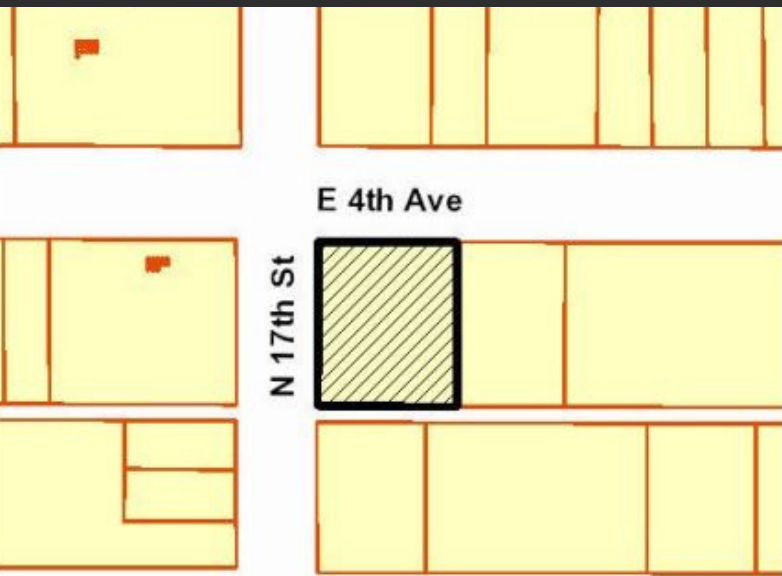


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PROPERTY CAN BE LEASED WITH NEIGHBORING BUILDING - INQUIRE FOR DETAILS!



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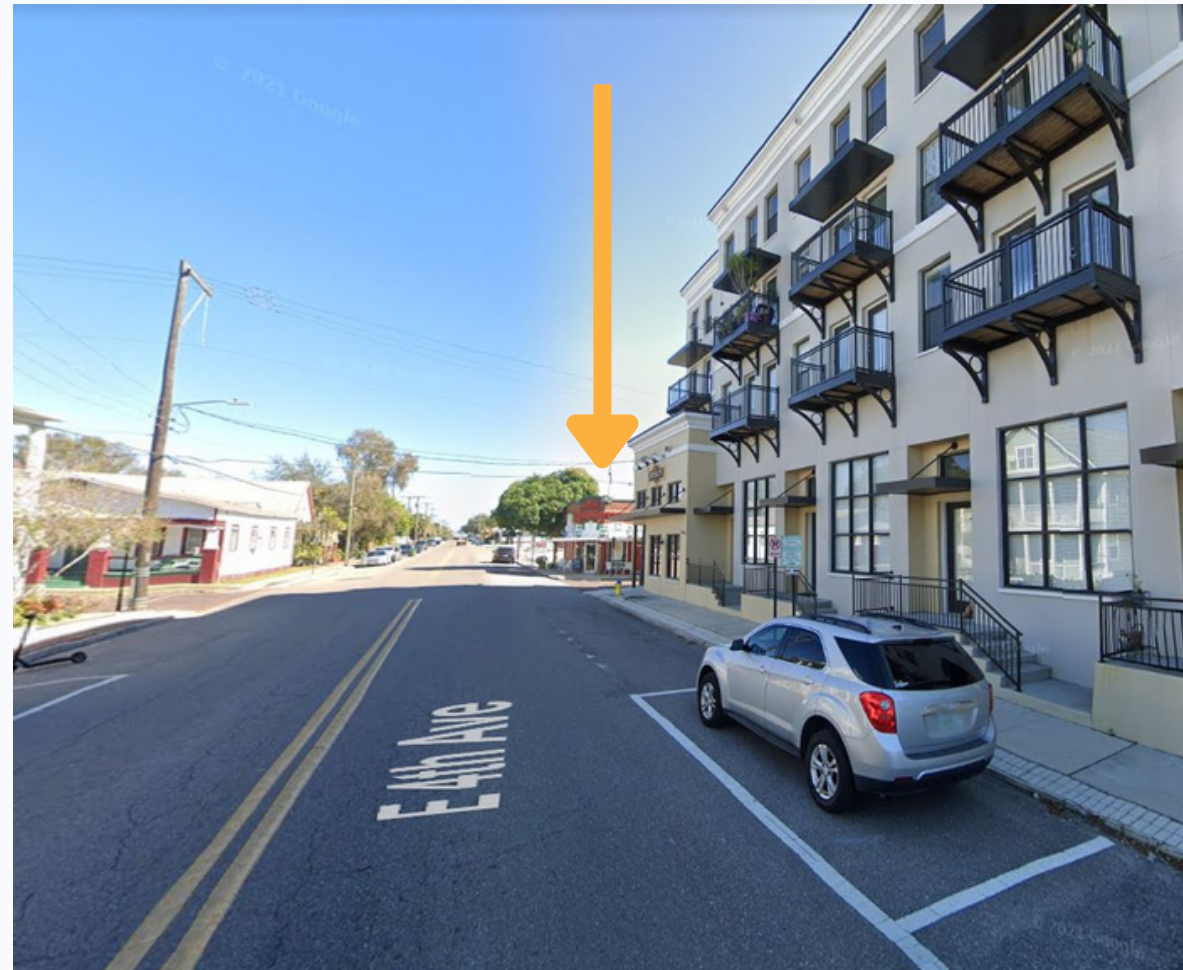


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Open a Breakfast Café or Bistro in this Growing Neighborhood!

- **Outside seating area: 10,000 sq ft**
- 2 Bathrooms
- Great corner location
- Centrally Located in the Heart of bustling Ybor City
- Average HH Income Exceeds \$49,031.08 within 3-Mile Radius
- Strong surrounding population of **53,851 residents within 3 miles** of the property
- Neighboring businesses include:
Columbia Restaurant, Valley Bank, Naviera Coffee Mills, Hilton Gardens Inn- Ybor, Hotel Haya and much much more

EXCEPTIONAL FRONTAGE, VISIBILITY AND ACCESS VIA 4TH AVENUE, 17TH STREET AND I-4



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