



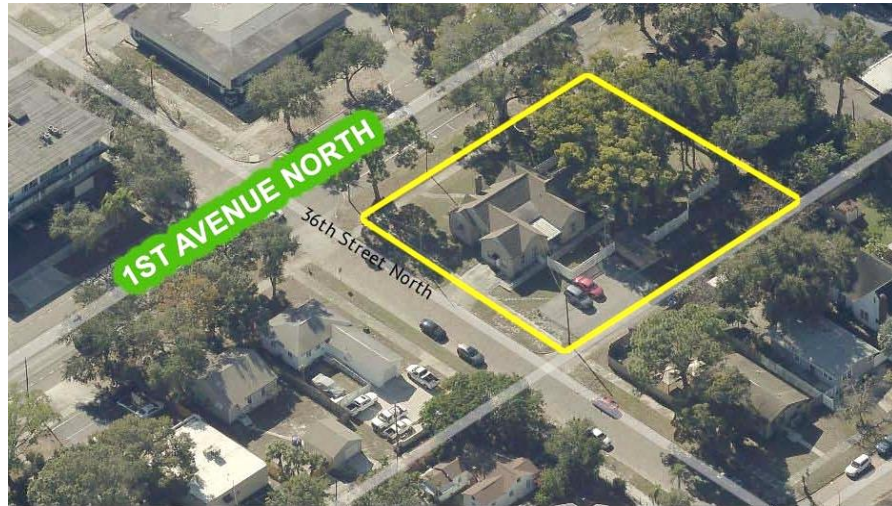
**FOR SALE: \$799,000**

### Property Description

Classic 1938 home, which has been converted to office use. The 2,259 SF floor plan includes three oversized offices, two bathrooms (one with shower and tub), a full kitchen and a large reception area that can double as a conference room. There is a 586 SF room that includes a small restroom, which potentially could be utilized separately from the main area.

### Area Description

This corridor, one of St. Pete's most historic and prominent, connects the Downtown waterfront to the beaches. The new *SunRunner Rapid Bus Transit* begins this Summer, offering increased connectivity for its riders and improved urban design to allow businesses along the corridor to thrive.



**The 0.41-acre triple-sized parcel offers 144 feet of frontage along busy First Ave. N with potential for redevelopment.**





**Property Address:** 3601 1<sup>st</sup> Ave N. St Petersburg, FL 33713

**Average Daily Traffic Count:** 13,500

**Year Built:** 1938

**Square footages:** Heated area 2,259; Total area 2,483

**1<sup>st</sup> Ave Frontage:** 144 Ft

**Lot Size:** 18,288 SqFt (0.42 Acres)

**Zoning:** CRT-1 (Corridor Residential Traditional-1)- Allows for most office uses, residential, and multifamily.

**Flood Zone X:** This is a desirable flood zone. Risk of surge inundation from Category 3 or higher hurricanes. No Flood insurance required.

- ***I'm a developer. How many residential units can I build?*** CRT-1 zoning allows for up to 9 residential units, with the potential for up to 12 units if the units are built for workforce housing. This parcel seems ideal for townhomes or smaller multifamily, allowing vital city employees, restaurant and hotel workers, hospital employees and such a place to live near the city's core.
- ***It looks like a residential home. Can I use it for my office or rent it out?*** Like most properties along this corridor, it was once a home. The property's zoning, CRT-1, however, allows for office uses, as well as residential. The current owner occupied the building for his law office, and it was previously a day care center. Most nearby properties are professional office users. Personal service providers, including medical spas, hair and nail salons, massage therapists and similar users also are allowed.
- ***I don't see a sign. Can I add one?*** Yes. The city code allows for a sign totaling 48 sq ft (6'x8') and up to 10 feet high.
- ***Can I live and work here?*** Yes. An opportunistic buyer certainly can live in the property and, better yet, live and work in it. Grand Central, The Edge, Warehouse Arts and Downtown districts all are close by -- bringing tony boutiques, art galleries, popular bars and restaurants just a short distance from your front door. Enjoy the murals, a Tampa Bay Rays game or a daily workout or yoga class at the nearby St. Pete YMCA.
- ***When was the roof replaced?*** 2014, according to Pinellas County public records.