

Investment Opportunity, Residential Duplex & Restaurant

9902 N Nebraska Ave, Tampa, FL 33612

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For Sale - \$900,000

- Investment Opportunity, 9,750± SF Hard Corner
- (2) 1,700± SF Multifamily Units & 1,660± SF Restaurant
- Over 100± LF of Frontage on N Nebraska Ave
- CI Zoning & 22,500± AADT
- Ample Parking & Existing Canopies

**For Information
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9902 N Nebraska Avenue presents a compelling commercial investment opportunity on a prominent hard corner with over 100± feet of frontage along N Nebraska Avenue and approximately 22,500± average annual daily traffic.

The 9,750± SF property features two existing 1,700± SF multifamily units and an existing 1,660± SF restaurant, offering a unique combination of residential and commercial uses with potential for income generation and future upside. Zoned CI, the property provides flexibility for a variety of commercial applications, subject to applicable zoning requirements. Additional features include ample on-site parking and existing canopies, enhancing functionality and convenience for occupants and customers.

Strategically positioned along a high-visibility corridor, this property offers an opportunity for investors, owner-users, or developers seeking a versatile asset with established improvements and potential for long-term growth.

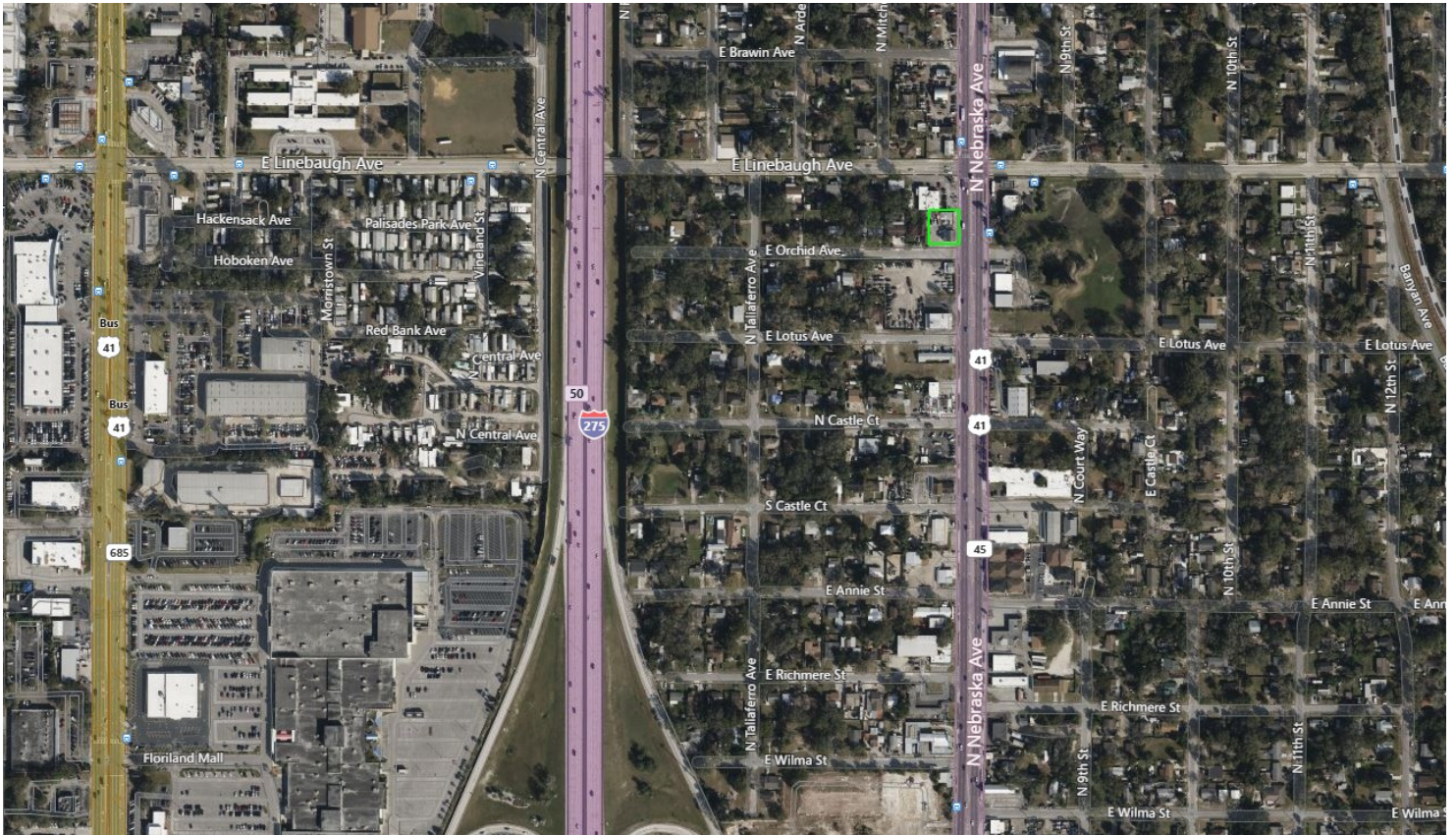
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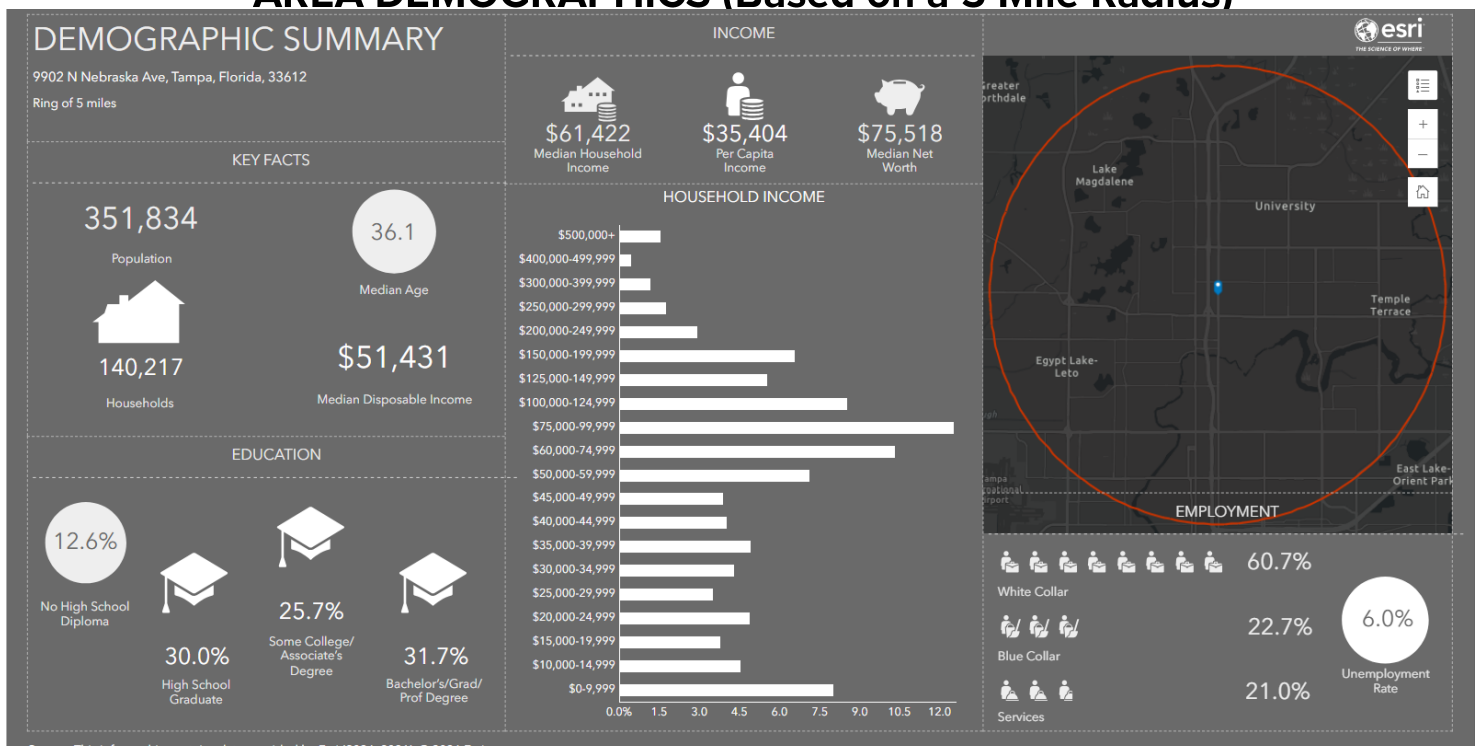
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AREA DEMOGRAPHICS (Based on a 5 Mile Radius)



Demographic data sourced from public business sites. Figures are approximate and may not be fully accurate.