

2,190 SF COMMERCIAL BUILDING, CORNER LOT

USES: Community Center/ Retail/ Tavern

**YBOR CITY**

**1715 E. 4TH AVENUE**

**PROPERTY DETAILS:**

**FOLIO #:** 190049-0000

**BUILDING SIZE:** 2,190 SF

**ZONING:** YC-6

**DIMENSIONS:** 105'x74'

**2017 TAXES:** \$4,582.23

**Under Renovation:** Free-Standing, Commercial building for Lease in The Heart of the Ybor City District. Although Previously used as a Service Station, it is currently being renovated. This Property is Located on E. 4<sup>th</sup> Avenue with Great Road Exposure and Plenty of Possibilities for a Variety of Types of Redevelopment. Situated 3 blocks South of 7<sup>th</sup> Avenue, this parcel sits on a highly visible 7K+ SF corner lot boasting a block constructed 2,190 SF free standing building. There is onsite parking and the property is fenced and secured. The Building also offers 3 exterior Bays that would be ideal for outdoor seating. Zoned YC-6, Ybor Community Commercial; this property is

in Close Proximity to numerous Restaurant, Retail Establishments and Schools and can be used as a Retail Storefront, Neighborhood Tavern, Lounge, Restaurant, Gallery, Café, Office and Countless Other Types of Similar Businesses. The Potential is Unlimited- a Neighborhood Grocery Store or Community Center would flourish here as well! **Call Today for Your Showing!**



**FOR LEASE: \$6,000 / MONTH / NNN**

**Listing Agent:** Tina Marie Eloian, CCIM

[Tina@FloridaCommercialGroup.com](mailto:Tina@FloridaCommercialGroup.com)

Sales | Investments | Leasing | Property Management

401 E. Palm Avenue, Tampa, FL 33602

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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.

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**FUTURE POTENTIAL**



This is an Excellent Opportunity to Lease a Free Standing Commercial Property in the Historic Ybor City District. Exterior Includes Paved Parking, Grade Level Bay Doors, is Fenced and Secured. This Corner Parcel is Zoned YC-6 and the 2,190 SF building may be converted to an Office, Neighborhood Grocery Store, Outdoor Market, Deli/ Retail Store, Boutique Style Thrift Store, an Art Studio/ Loft, Restaurant/ Café, a Micro Brewery or any type of General Retail/ Market Use- as Ybor City is rapidly growing and flourishing. The Property is Vacant and Move- in Ready. Artistically, this Subject is an Open Canvas. Don't Miss an Exceptional Opportunity to Start Up or Move your Business to! **Call Today for Additional Details.**

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## Potential Concepts



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# YBOR CITY

## MAPS AND DIRECTIONS

### Directions:

- Interstate- 4 to Ybor City Exit.
- Head South on 21st St. to 4th Ave.
- Turn right
- Arrive at Property on the left at:  
**1715 E. 4th Avenue**



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