



SHOVEL-READY DEVELOPMENT SITE IN DOWNTOWN ST. PETE!

4TH AVE S. DEVELOPMENT OPPORTUNITY! IN DOWNTOWN ST. PETE

630 4th Avenue South, St. Petersburg, FL 33701

CONFIDENTIAL OFFERING MEMORANDUM • APRIL 07, 2025

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The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

MULTIFAMILY PROPERTY FOR SALE



PROPERTY INFORMATION

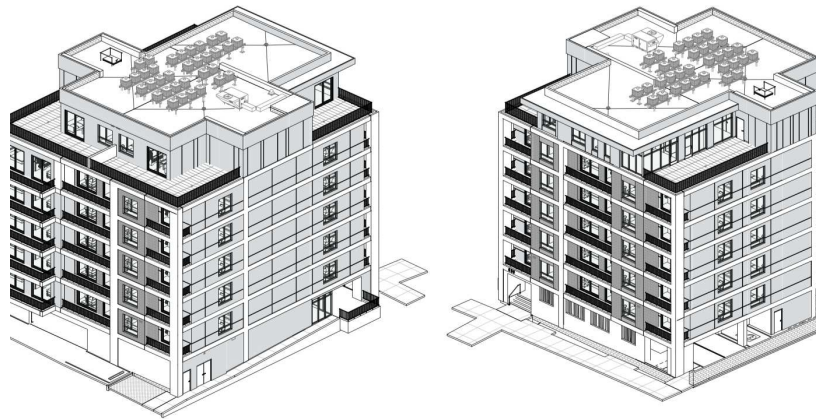




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630 4th Avenue South, St. Petersburg, FL 33701

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,500,000
Number Of Units:	33
Shovel Ready:	Yes
Stories	7
On-Site Management	Yes, 1st Floor
Parking Garage	Yes, 1st Floor
Zoning Approval	Yes
Lot Size:	0.21 Acres
Year To Be Built:	2025
Building Size:	33,445 SF
Zoning:	RES/MULTIFAMILY
Market:	ST. PETERSBURG
Submarket:	DOWNTOWN

PROPERTY OVERVIEW

THIS UNIQUE DEVELOPMENT OPPORTUNITY IS LOCATED IN THE HEART OF DOWNTOWN ST. PETERSBURG, FL ON 4TH AVE S! THIS AMAZING SITE SITS IN THE WATERFRONT AND ARTS DISTRICT ON BUSY 4TH AVE S. JUST STEPS FROM THE WATERFRONT, AND FAMOUS EDGE DISTRICT WITH HUNDREDS OF SHOPS, RESTURANTS, AND BUSINESSES WITHIN WALKING DISTANCE.

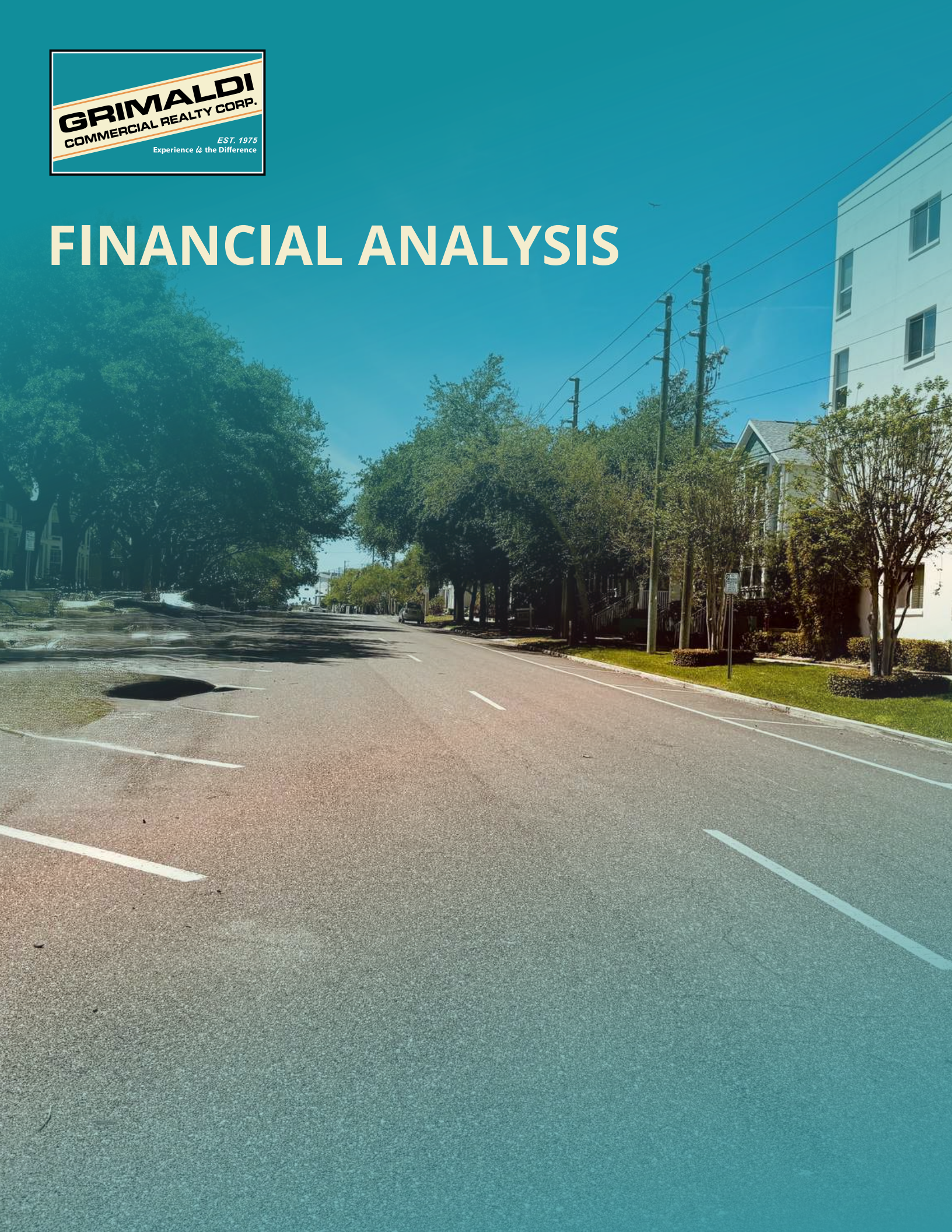
THIS 7-STORY APARTMENT BUILDING WILL PRODUCE BREATHTAKING VIEWS OVERLOOKING THE WATERFRONT AND THE ENTIRE DOWNTOWN CORRIDOR! THERE ARE OVER 20,000 RESIDENTS WITHIN A 1 MILE RADIUS OF THE PROPERTY! WITH THE MASSIVE GROWTH AND DEVELOPMENT ST. PETERSBURG, FL HAS SEEN OVER THE PAST 10 YEARS, THE DEMAND FOR RENTAL UNITS IS OFF THE CHARTS. THE PROPERTY SITS .1 MILES FROM I-275, CREATING AN EASY COMMUTE FOR TENANTS WHO WORK ACROSS THE BAY IN TAMPA OR ANY OF THE SURROUNDING AREAS!

THIS INCREDIBLE INVESTMENT OPPORTUNITY COMES SHOVEL-READY WITH PLANS TO BUILD AN IMMACULATE 7-STORY, 33-UNIT, APARMENT BUILDING IN ONE OF THE MOST DESIRABLE LOCATIONS IN ALL OF FLORIDA! THIS CLASS-A BUILDING WILL HAVE VEIWS OVERLOOKING THE WATERFRONT, WITH TOP-OF-THE-LINE FINISHES IN EACH UNIT. THE FIRST FLOOR COMPRIMES OF AN ON-SITE MANAGEMENT OFFICE, A FITNESS CENTER, AND A PARKING GARAGE FOR RESIDENTS. FLOORS 2-6 WILL CONSIST OF 32 UNITS WITH THE EXTRAVAGANT PENTHOUSE ON THE 7TH FLOOR!

SECTION 1 • PROPERTY INFORMATION



FINANCIAL ANALYSIS





4TH AVE S. DEVELOPMENT OPPORTUNITY! IN DOWNTOWN ST. PETE

630 4th Avenue South, St. Petersburg, FL 33701

PROFORMA RENT ROLL

Proforma Rent Roll

Date: 4/2/25
 Property Name: 4TH AVE S DEVELOPMENT
 City, State: 630 4TH AVES ST. PETERSBURG, FL
 Total Units: 33

BUILDING ADDRESS	UNIT NUMBER	Unit Type	Unit S/F M.O.L	2027 PROJECTED RENT	2028 PROJECTED RENT
630 4th Ave S St.Petersburg, FL	1	2-BEDROOM/ 1-BATHROOM	928	\$3,775	\$3,950
630 4th Ave S St.Petersburg, FL	2	2-BEDROOM/ 1-BATHROOM	928	\$3,775	\$3,950
630 4th Ave S St.Petersburg, FL	3	2-BEDROOM/ 1-BATHROOM	928	\$3,775	\$3,950
630 4th Ave S St.Petersburg, FL	4	2-BEDROOM/ 1-BATHROOM	928	\$3,775	\$3,950
630 4th Ave S St.Petersburg, FL	5	2-BEDROOM/ 1-BATHROOM	928	\$3,775	\$3,950
630 4th Ave S St.Petersburg, FL	6	2-BEDROOM/ 1-BATHROOM	912	\$3,775	\$3,950
630 4th Ave S St.Petersburg, FL	7	2-BEDROOM/ 1-BATHROOM	912	\$3,775	\$3,950
630 4th Ave S St.Petersburg, FL	8	2-BEDROOM/ 1-BATHROOM	912	\$3,775	\$3,950
630 4th Ave S St.Petersburg, FL	9	2-BEDROOM/ 1-BATHROOM	912	\$3,775	\$3,950
630 4th Ave S St.Petersburg, FL	10	2-BEDROOM/ 1-BATHROOM	912	\$3,775	\$3,950
630 4th Ave S St.Petersburg, FL	11	1-BEDROOM/ 1-BATHROOM	750	\$2,850	\$3,200
630 4th Ave S St.Petersburg, FL	12	1-BEDROOM/ 1-BATHROOM	750	\$2,850	\$3,200
630 4th Ave S St.Petersburg, FL	13	1-BEDROOM/ 1-BATHROOM	750	\$2,850	\$3,200
630 4th Ave S St.Petersburg, FL	14	1-BEDROOM/ 1-BATHROOM	750	\$2,850	\$3,200
630 4th Ave S St.Petersburg, FL	15	1-BEDROOM/ 1-BATHROOM	750	\$2,850	\$3,200
630 4th Ave S St.Petersburg, FL	16	1-BEDROOM/ 1-BATHROOM	736	\$2,775	\$3,000
630 4th Ave S St.Petersburg, FL	17	1-BEDROOM/ 1-BATHROOM	736	\$2,775	\$3,000
630 4th Ave S St.Petersburg, FL	18	1-BEDROOM/ 1-BATHROOM	736	\$2,775	\$3,000
630 4th Ave S St.Petersburg, FL	19	1-BEDROOM/ 1-BATHROOM	736	\$2,775	\$3,000
630 4th Ave S St.Petersburg, FL	20	1-BEDROOM/ 1-BATHROOM	736	\$2,775	\$3,000
630 4th Ave S St.Petersburg, FL	21	1-BEDROOM/ 1-BATHROOM	730	\$2,650	\$2,850
630 4th Ave S St.Petersburg, FL	22	1-BEDROOM/ 1-BATHROOM	730	\$2,650	\$2,850
630 4th Ave S St.Petersburg, FL	23	1-BEDROOM/ 1-BATHROOM	730	\$2,650	\$2,850
630 4th Ave S St.Petersburg, FL	24	1-BEDROOM/ 1-BATHROOM	730	\$2,650	\$2,850
630 4th Ave S St.Petersburg, FL	25	1-BEDROOM/ 1-BATHROOM	730	\$2,650	\$2,850
630 4th Ave S St.Petersburg, FL	26	1-BEDROOM/ 1-BATHROOM	730	\$2,650	\$2,850
630 4th Ave S St.Petersburg, FL	27	1-BEDROOM/ 1-BATHROOM	730	\$2,650	\$2,850
630 4th Ave S St.Petersburg, FL	28	1-BEDROOM/ 1-BATHROOM	730	\$2,650	\$2,850
630 4th Ave S St.Petersburg, FL	29	1-BEDROOM/ 1-BATHROOM	730	\$2,650	\$2,850
630 4th Ave S St.Petersburg, FL	30	1-BEDROOM/ 1-BATHROOM	730	\$2,650	\$2,850
630 4th Ave S St.Petersburg, FL	31	1-BEDROOM/ 1-BATHROOM	579	\$2,350	\$2,625
630 4th Ave S St.Petersburg, FL	32	1-BEDROOM/ 1-BATHROOM	579	\$2,350	\$2,625
630 4th Ave S St.Petersburg, FL	33	PENTHOUSE	1100	\$5,500	\$5,750
Total			21,548	\$102,575	\$110,000

2027 GROSS RENT

\$1,230,900

2028 GROSS RENT

\$1,320,000



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PROPERTY DESCRIPTION



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THE BUYER CAN BREAK GROUND IMMEDIATELY WITH FULL PLANS AND PERMITS ALREADY SUBMITTED AND APPROVED WITH A FEW ITEMS TO FINALIZE. THIS SHOULD ALLOW THE BUYER TO BREAK GROUND WITHIN 90 DAYS OR LESS OF CLOSING! ALREADY IN PLACE APPROVALS INCLUDE: ARCHITECTURAL AND ENGINEERING PLANS HAVE RECEIVED APPROXIMATELY 98% APPROVAL FROM CITY AGENCIES, INCLUDING APPROVALS FROM THE CRA. THE LOCAL ELECTRIC COMPANY HAS ALSO INSTALLED A 3-PHASE TRANSFORMER ON THE PROPERTY AS THE OVERHEAD POWER LINES ARE CURRENTLY BEING UPGRADED TO UNDERGROUND. FIRE AND ELECTRICAL PERMITTING IS NEARLY COMPLETED AS PLANS FOR THIS PORTION HAVE BEEN APPROVED.

THIS SHOVEL-READY DEVELOPMENT OPPORTUNITY COMES WITH SIGNIFICANT POTENTIAL, GIVEN ITS PRIME LOCATION AND ADVANCED APPROVALS. THE PLANS WERE CREATED BY THE REPUTABLE ARCHITECTURE FIRM BEHAR PETERANCZ ARCHITECTURE, WITH A LONG HISTORY OF SUCCESSFUL DEVELOPMENTS IN FLORIDA! ONCE COMPLETED, THE PROPERTY IS PROJECTED TO PRODUCE OVER \$1,230,000 ANNUALLY IN RENT, AND WITH ITS AMAZING LOCATION AND THE DEMAND IN THAT AREA, THE RENTS WILL ONLY INCREASE OVER TIME. THE WATERFRONT DISTRICT IN DOWNTOWN ST. PETERSBURG HAS AN OCCUPANCY RATE OF OVER 97% FOR 1 AND 2-BEDROOM UNITS, AND RENTAL RATES HAVE INCREASED YEAR OVER YEAR FOR THE PAST 11 YEARS!

THE APPROVED SET OF PLANS ARE FOR A CLASS-A BUILDING CONSISTING OF 10 (2-BEDROOM UNITS), 22 (1-BEDROOM UNITS), AND ONE PENTHOUSE OVERLOOKING DOWNTOWN. THERE WILL BE A MANAGEMENT OFFICE ON THE FIRST FLOOR ALONG WITH THE PARKING GARAGE AND A GYM! A TOP-OF-THE-LINE FITNESS CENTER AND AMPLE PARKING DIRECTLY IN FRONT OF THE ENTRANCE WAY ON 4TH AVE S FOR GUESTS!

SECTION 2 • FINANCIAL ANALYSIS



4TH AVE S. DEVELOPMENT OPPORTUNITY! IN DOWNTOWN ST. PETE

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- SHOVEL-READY 33-UNIT DEVELOPMENT OPPORTUNITY IN DOWNTOWN ST. PETERSBURG ON HISTORIC 4TH AVE S.
- STEPS FROM THE WATERFRONT AND FAMOUS EDGE DISTRICT!
- BREATHTAKING WATERFRONT VIEWS OVERLOOKING DOWNTOWN ST. PETERSBURG!
- 33-UNIT, CLASS A APARTMENT COMPLEX WITH FULL SITE PLANS, 98% PERMITTING APPROVALS, AND A BUDGET ALREADY IN PLACE!
- CURRENT PLANS FOR (10) 2-BEDROOMS, (22) 1-BEDROOMS, AND ONE EXTRAVAGANT PENTHOUSE OVERLOOKING DOWNTOWN.
- PROJECTED TO PRODUCE OVER \$1,230,000 IN RENT PER YEAR, ONCE FULLY OCCUPIED!
- ON-SITE MANAGEMENT OFFICE ON THE FIRST FLOOR ALONG WITH THE PARKING GARAGE.
- FULL FITNESS CENTER ON-SITE FOR RESIDENTS TO USE!
- AMPLE STREET PARKING AVAILABLE DIRECTLY IN FRONT OF THE BUILDING FOR GUESTS AND TENANTS USE!



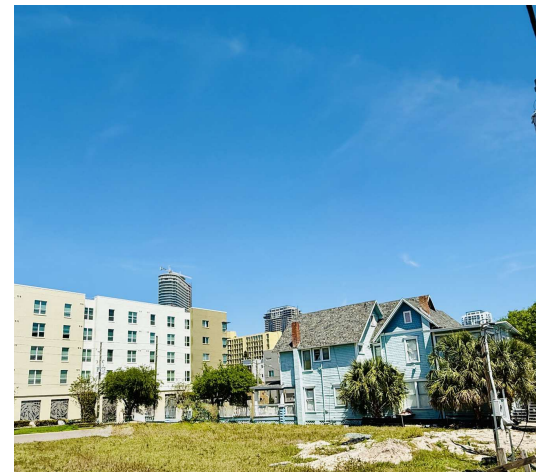
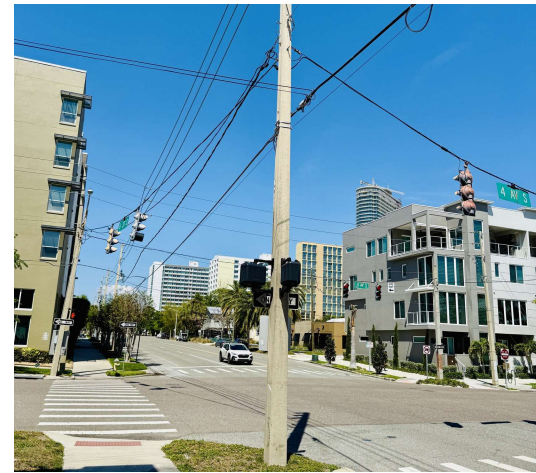
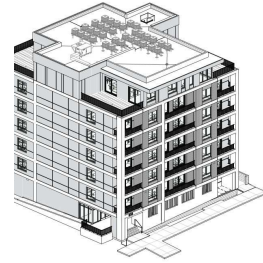
SECTION 2 • FINANCIAL ANALYSIS



4TH AVE S. DEVELOPMENT OPPORTUNITY! IN DOWNTOWN ST. PETE

630 4th Avenue South, St. Petersburg, FL 33701

ADDITIONAL PHOTOS



SECTION 2 • FINANCIAL ANALYSIS



LOCATION INFORMATION

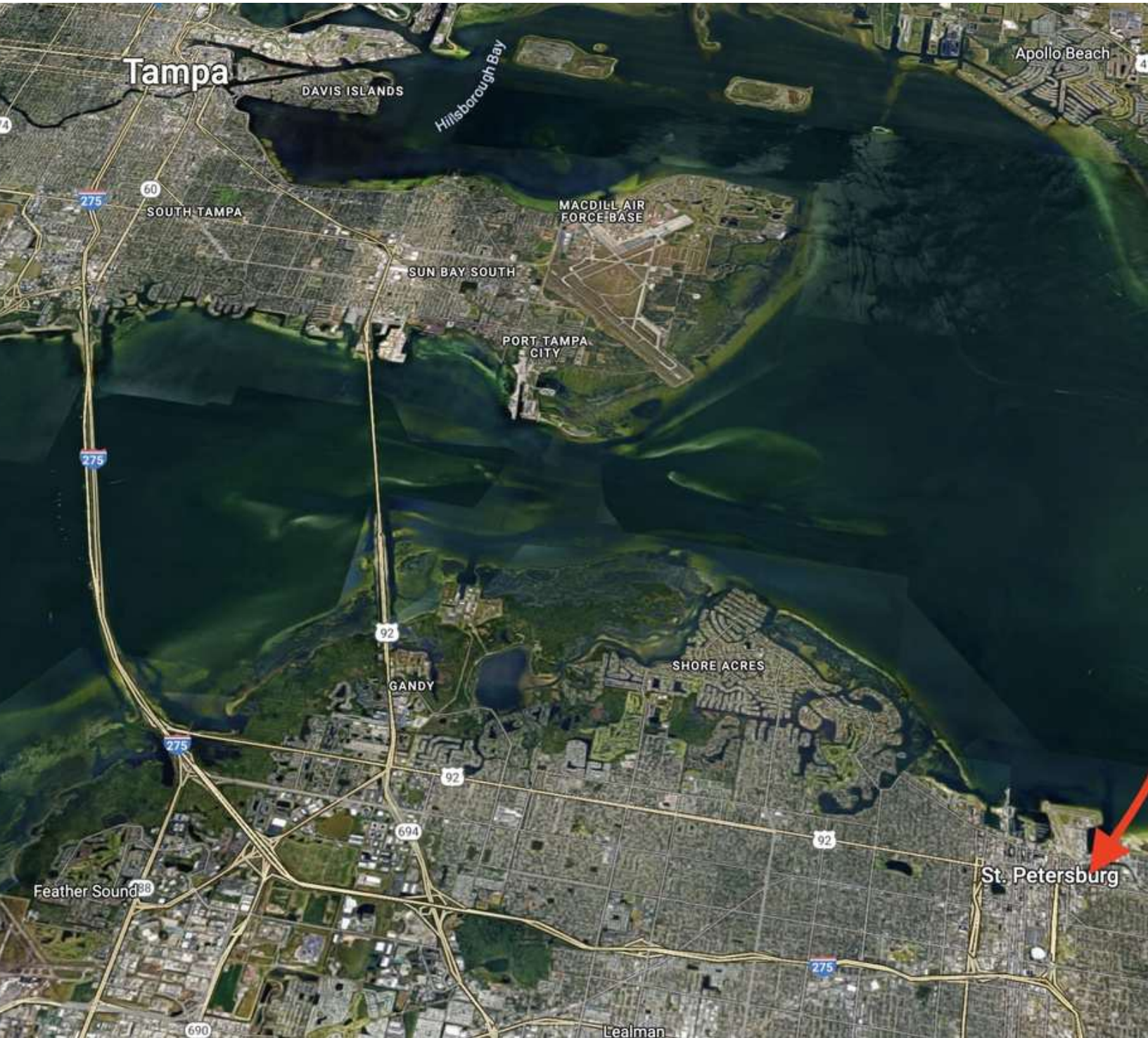




4TH AVE S. DEVELOPMENT OPPORTUNITY! IN DOWNTOWN ST. PETE

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AREA MAP



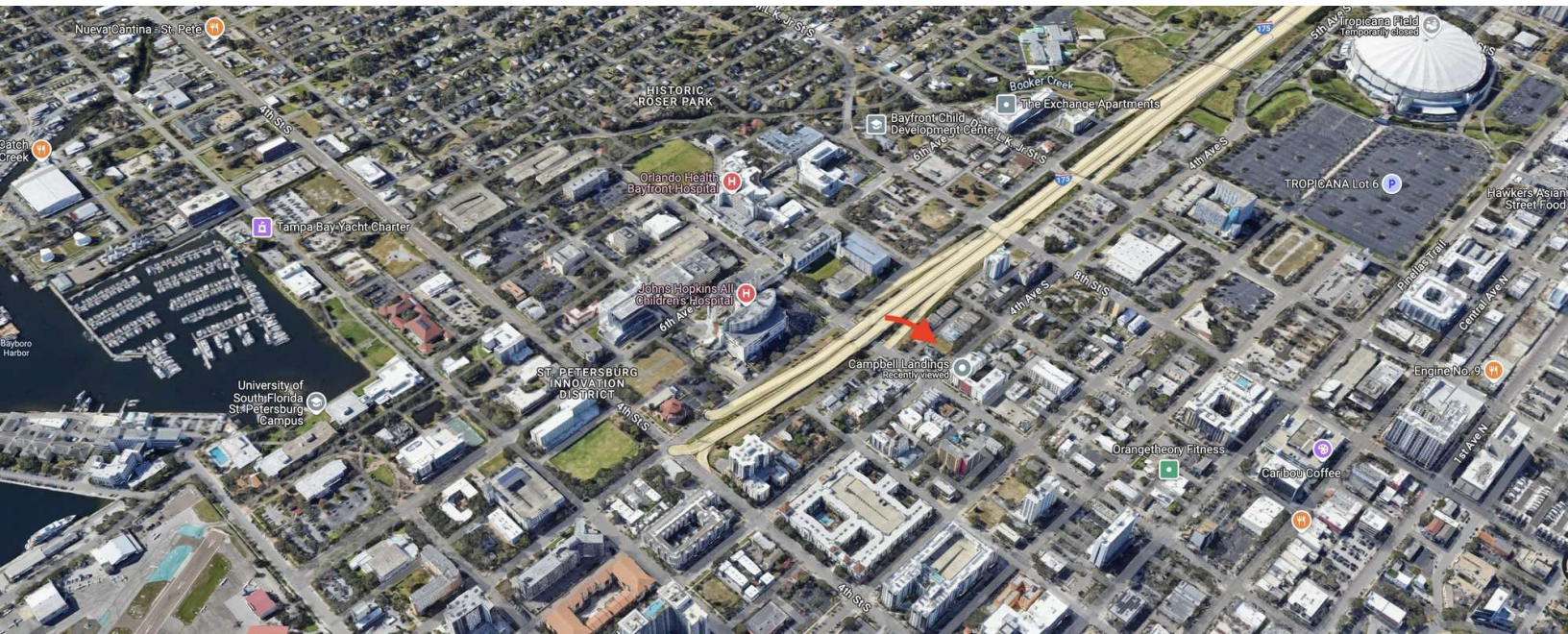
SECTION 3 • LOCATION INFORMATION



4TH AVE S. DEVELOPMENT OPPORTUNITY! IN DOWNTOWN ST. PETE

630 4th Avenue South, St. Petersburg, FL 33701

LOCATION MAP



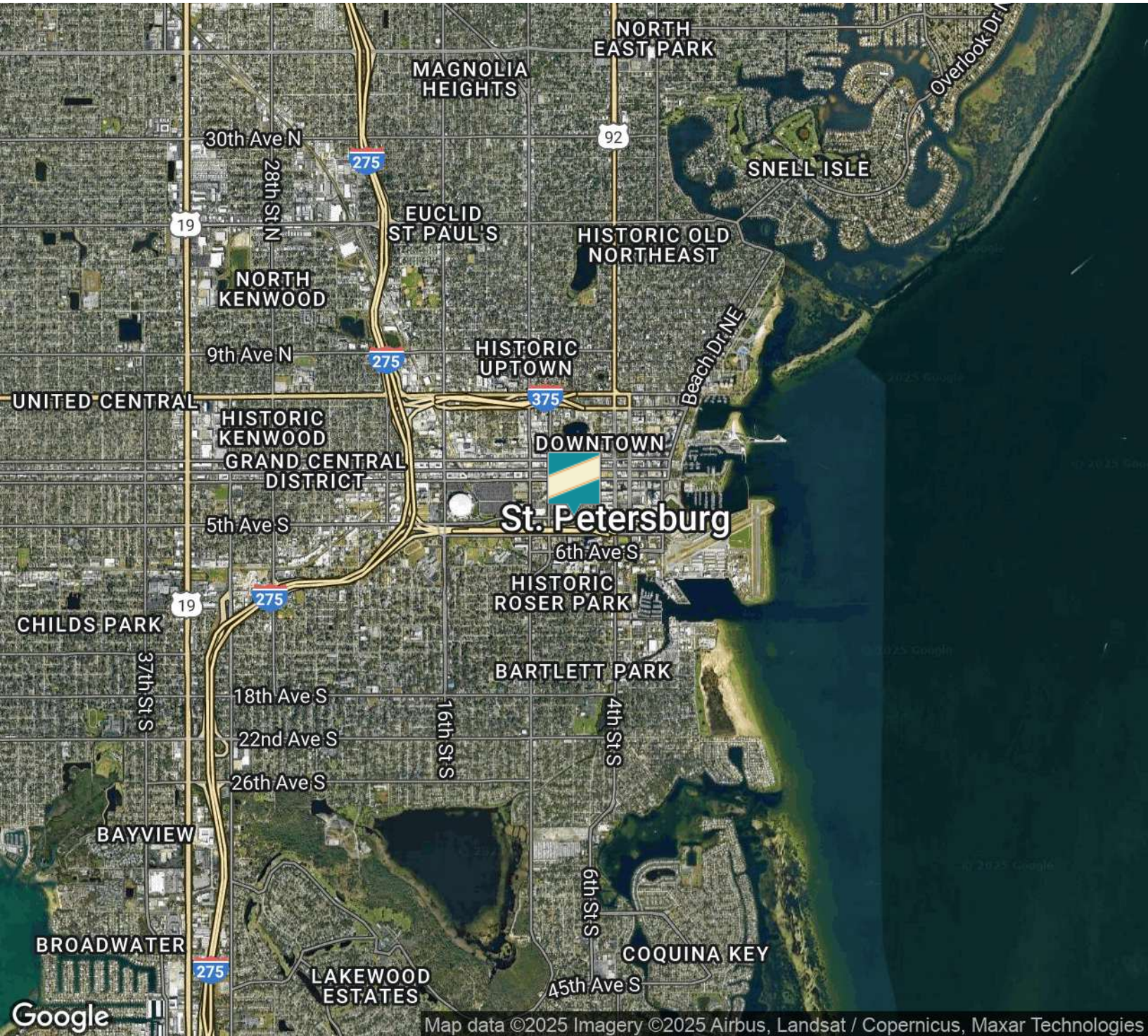
SECTION 3 • LOCATION INFORMATION



4TH AVE S. DEVELOPMENT OPPORTUNITY! IN DOWNTOWN ST. PETE

630 4th Avenue South, St. Petersburg, FL 33701

AERIAL MAP



SECTION 3 • LOCATION INFORMATION



DEMOGRAPHICS

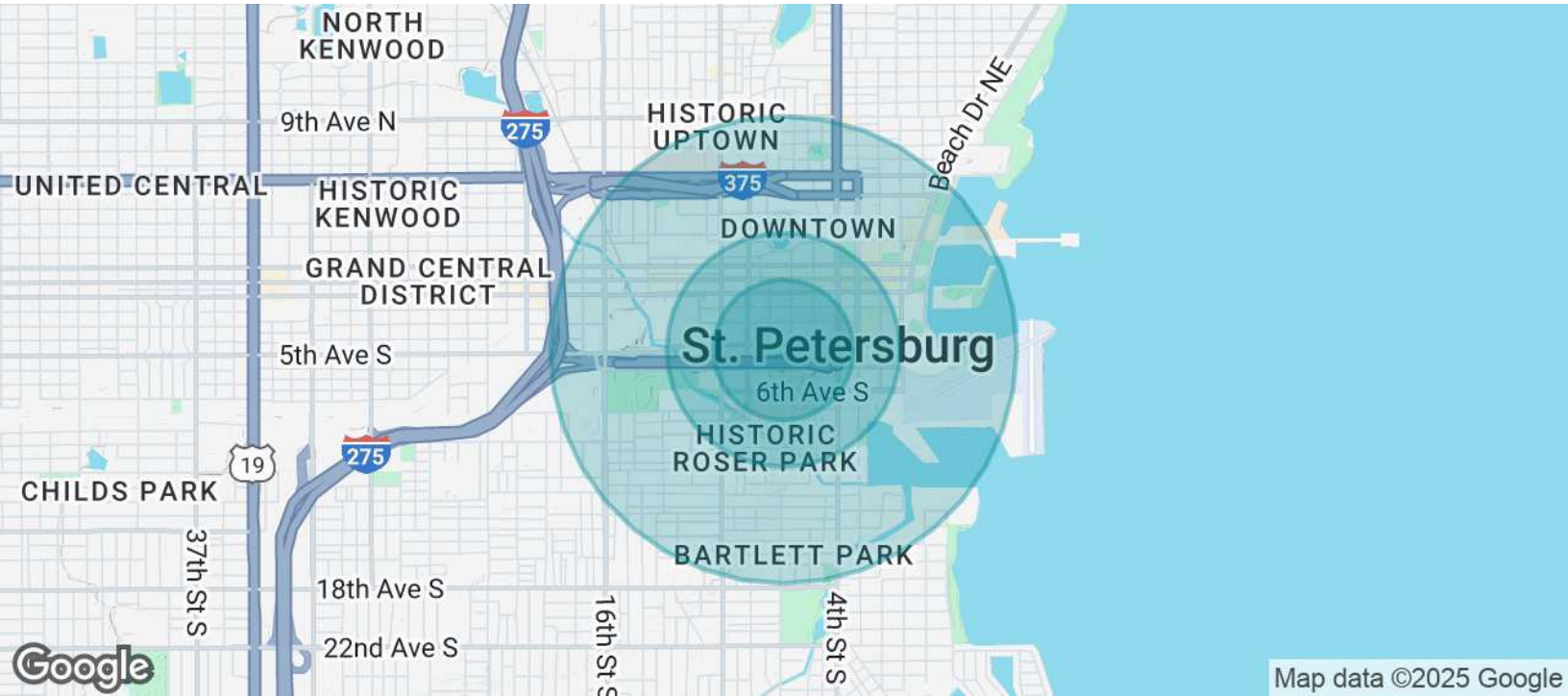




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DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,997	7,953	20,307
Average Age	47	48	46
Average Age (Male)	47	48	46
Average Age (Female)	46	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,079	4,948	11,474
# of Persons per HH	1.4	1.6	1.8
Average HH Income	\$85,241	\$95,383	\$94,556
Average House Value	\$574,808	\$633,371	\$600,678

Demographics data derived from AlphaMap

SECTION 4 • DEMOGRAPHICS



ADVISOR BIOS





630 4th Avenue South, St. Petersburg, FL 33701

ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



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PROFESSIONAL BACKGROUND

David began his career at Ernst & Young, David serving as a Big Four Accountant, focusing on client services and analyzing Financial Statements. Before joining Grimaldi Commercial Realty, David worked with many local Real Estate Investment Trusts, learning the financial side of the Real Estate market.

Areas of Expertise:

- Multifamily
- Retail Sales & Leases
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting. A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

MEMBERSHIPS & AFFILIATIONS

David is an outgoing individual whose drive and passion are evident in his persistence to provide outstanding service. His business is built on: Dedication, Communication, Determination, and Trust while embodying the ability to cater and adapt to all of his client's Real Estate needs.