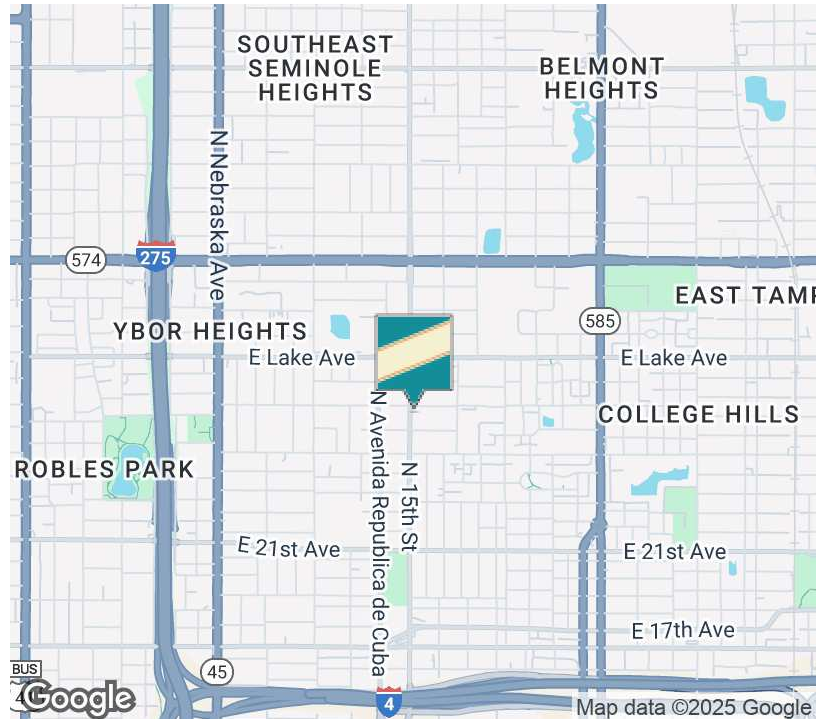




3425 North 15th Street, Tampa, FL 33605

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$540,000
Lot Size:	0.39 Acres
Building Size:	2,859 SF
Zoning:	CI
Market:	Tampa Bay
Submarket:	Ybor/Tampa Heights/E. Tampa
Price / SF:	\$188.88
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

Exceptional Commercial Intensive Property in Vibrant Ybor area Location | Seller Financing Available

Discover an unparalleled business opportunity with this established automotive mechanic shop, strategically situated within the dynamic Ybor area, bridging East Tampa and Tampa Heights. ****Seller financing is available****, providing flexibility for buyers looking to secure this prime asset. Nestled within a designated ****Opportunity Zone****, the property offers significant tax benefits, making it an attractive choice for both owner/operators and investors.

This free-standing building totaling 2,859 SF features 2 bays, storage area, office with a reception area, room for a showroom or a large lobby waiting area, and includes 895 SF canopied work areas, creating a turnkey setup for automotive enterprises or versatile retail/commercial use. Located on a ****large fenced corner double lot****, totaling ****0.40 acres****, the property boasts plenty of parking and storage space, ensuring practicality and convenience. The chain-link fencing adds a layer of security, while the corner lot positioning ensures high visibility in a bustling area.

Kari L. Grimaldi/ Broker

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Established Commercial Automotive shop with 2 bays, Office, and Lobby/Showroom area
- Located within a designated Opportunity Zone for substantial tax benefits | Seller Financing Available
- Zoning: CI (Commercial Intensive)—Allows a variety of uses, including auto repair, sales, equipment and material storage, warehousing, and retail businesses
- Building Size: 2,859 SF including 895 SF of canopied work area—Ideal for flexible commercial use
- Lot Size: Spacious 0.40-acre double lot offering ample parking or storage areas
- Corner Lot Advantage: High-visibility location with chain-link fencing, ensuring security
- Proximity to major roadways for easy access and seamless connectivity
- Positioned in the thriving Ybor City/East Tampa/Tampa Heights areas, benefiting from economic growth and community revitalization
- Close to popular dining, retail, and entertainment hubs, drawing steady foot traffic and diverse clientele
- Excellent potential for owner/operator or as a lease investment for long-term returns
- Centrally located in one of Tampa's most sought-after commercial zones, ideal for businesses seeking a high-growth market



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PROPERTY DESCRIPTION

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Zoned ****CI (Commercial Intensive)****, this property unlocks limitless possibilities, including equipment and material storage, auto repair, auto sales, warehousing, retail, showroom and more. Whether you're seeking the ideal location to operate your business or a valuable investment to lease out, this property delivers unmatched versatility.

Situated in a thriving area, this property benefits from proximity to vibrant Ybor City, known for its rich cultural heritage, eclectic dining, and steady influx of locals and tourists. The neighboring East Tampa and Tampa Heights districts provide additional economic growth, with their mix of residential developments, coworking spaces, and innovative businesses enhancing the appeal of the location.

CI Zoning:

CI (Commercial Intensive) zoning is a highly flexible designation that allows for a wide range of commercial and industrial uses. Here are some key implications and benefits of CI zoning:

- Diverse Business Opportunities: CI zoning permits various uses, including auto repair, auto sales, equipment and material storage, warehousing, retail businesses, and more. This flexibility makes it ideal for businesses with unique or specialized needs.

- Higher Intensity Uses: Properties with CI zoning can accommodate activities that may not be allowed in less intensive commercial zones, such as outdoor storage or operations requiring larger spaces.

- Strategic Location Benefits: CI-zoned properties are often located in areas designed to support high-traffic and high-visibility businesses, enhancing customer accessibility and business exposure.

- Development Potential: The zoning allows for modifications or expansions to existing structures, provided they comply with local regulations, offering opportunities for growth and adaptation.

Take advantage of the combined benefits of Seller financing, Opportunity Zone tax incentives, versatile zoning, and a prime location on a large fenced double lot. This property offers immense potential for those seeking to thrive in Tampa's ever-evolving commercial landscape. Contact me today to explore this opportunity!



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PROPERTY DESCRIPTION

COMMERCIAL INTENSIVE ZONING (CI)

CI Zoning:

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LOCATION DESCRIPTION

At the corner of N 15th St and E 28th Avenue in Tampa Ybor area (East Tampa/Tampa Heights area).

LOCATED WITHIN AN OPPORTUNITY ZONE FOR TAX BENEFITS!



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PROPERTY DETAILS

Sale Price	\$540,000
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LOCATION INFORMATION

Building Name	Commercial Intensive Property in Vibrant Ybor area Seller Financing
Street Address	3425 North 15th Street
City, State, Zip	Tampa, FL 33605
County	Hillsborough
Market	Tampa Bay
Sub-market	Ybor/Tampa Heights/E. Tampa
Cross-Streets	N 15th St and E 28th Avenue
Road Type	Highway
Market Type	Large
Nearest Airport	Tampa International Airport

BUILDING INFORMATION

Building Size	2,859 SF
Tenancy	Single
Number of Floors	1
Year Built	1954
Free Standing	Yes
Number of Buildings	1
Office Buildout	Office and room for showroom or large lobby/waiting area

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Vehicle Related/Commercial/Showroom
Zoning	CI
Lot Size	0.39 Acres
APN #	172787-0000
Corner Property	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Restrooms	2
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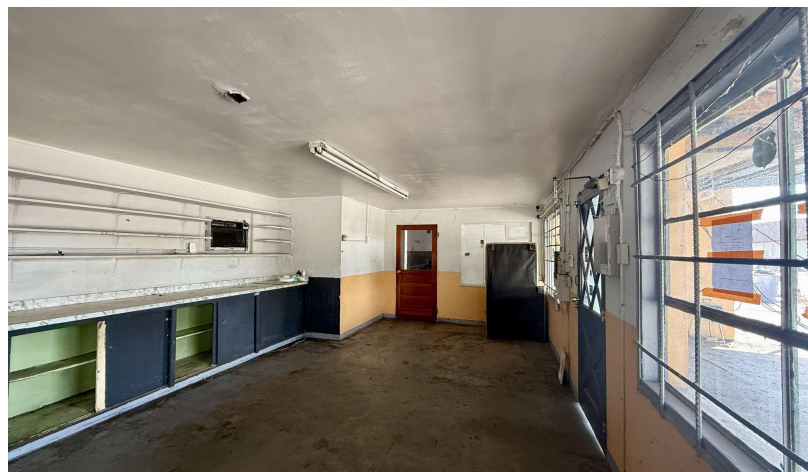
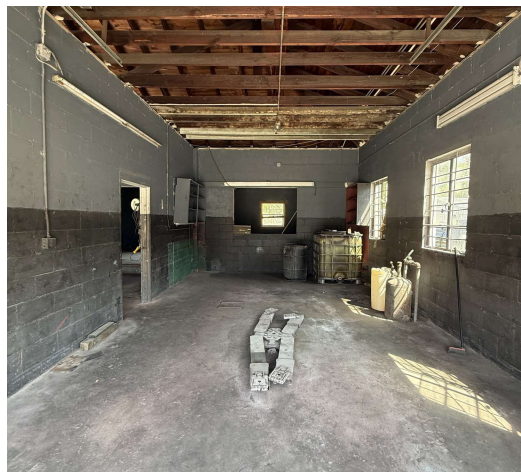
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COMMERCIAL INTENSIVE PROPERTY IN VIBRANT YBOR AREA | SELLER FINANCING

3425 North 15th Street, Tampa, FL 33605

ADDITIONAL PHOTOS



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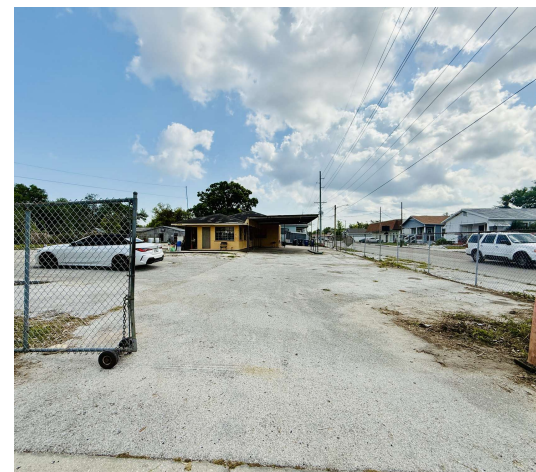
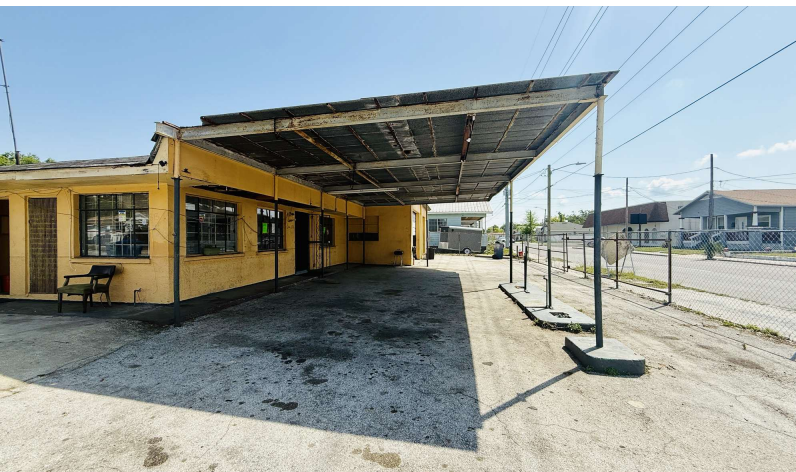
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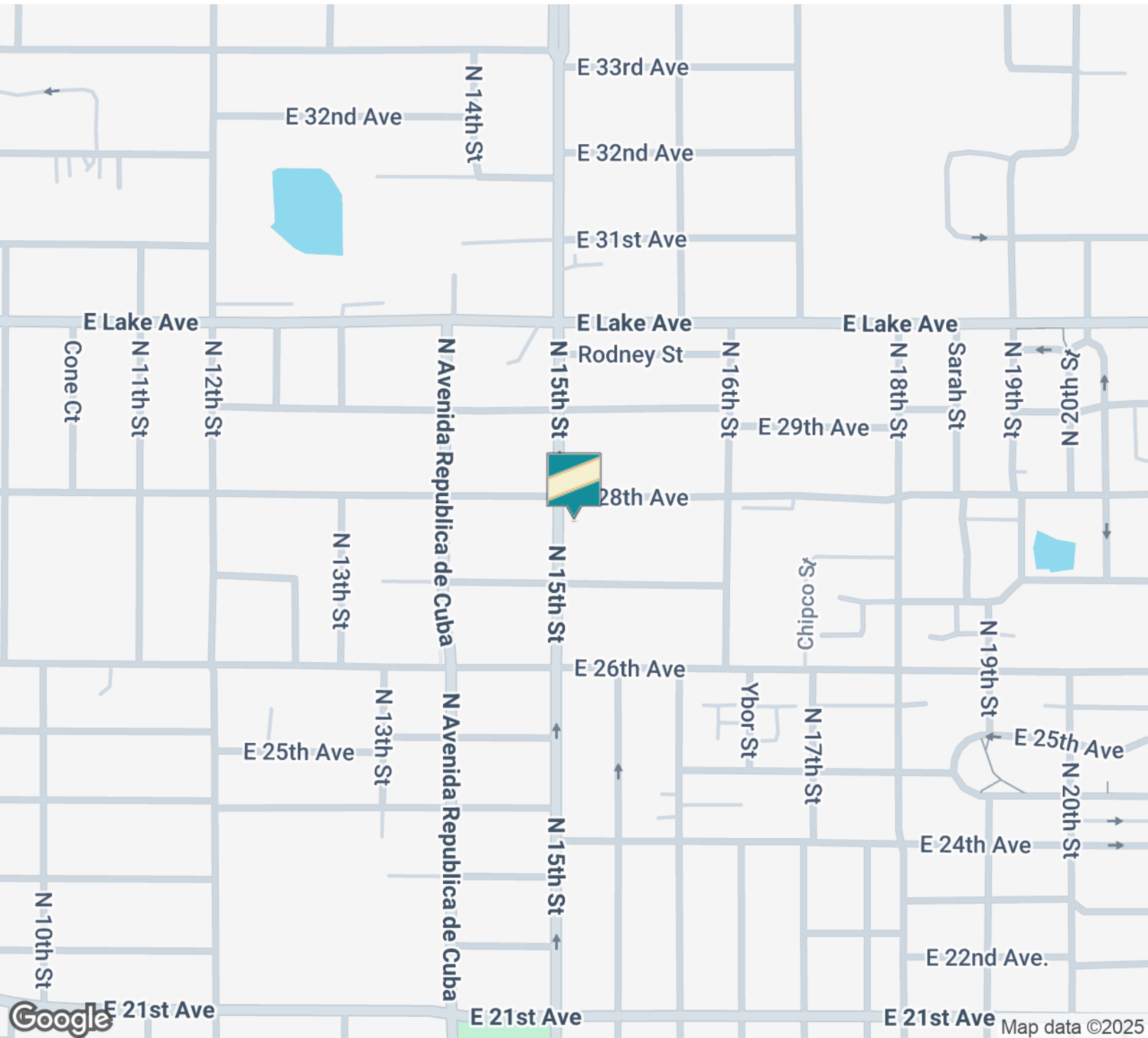
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LOCATION MAP



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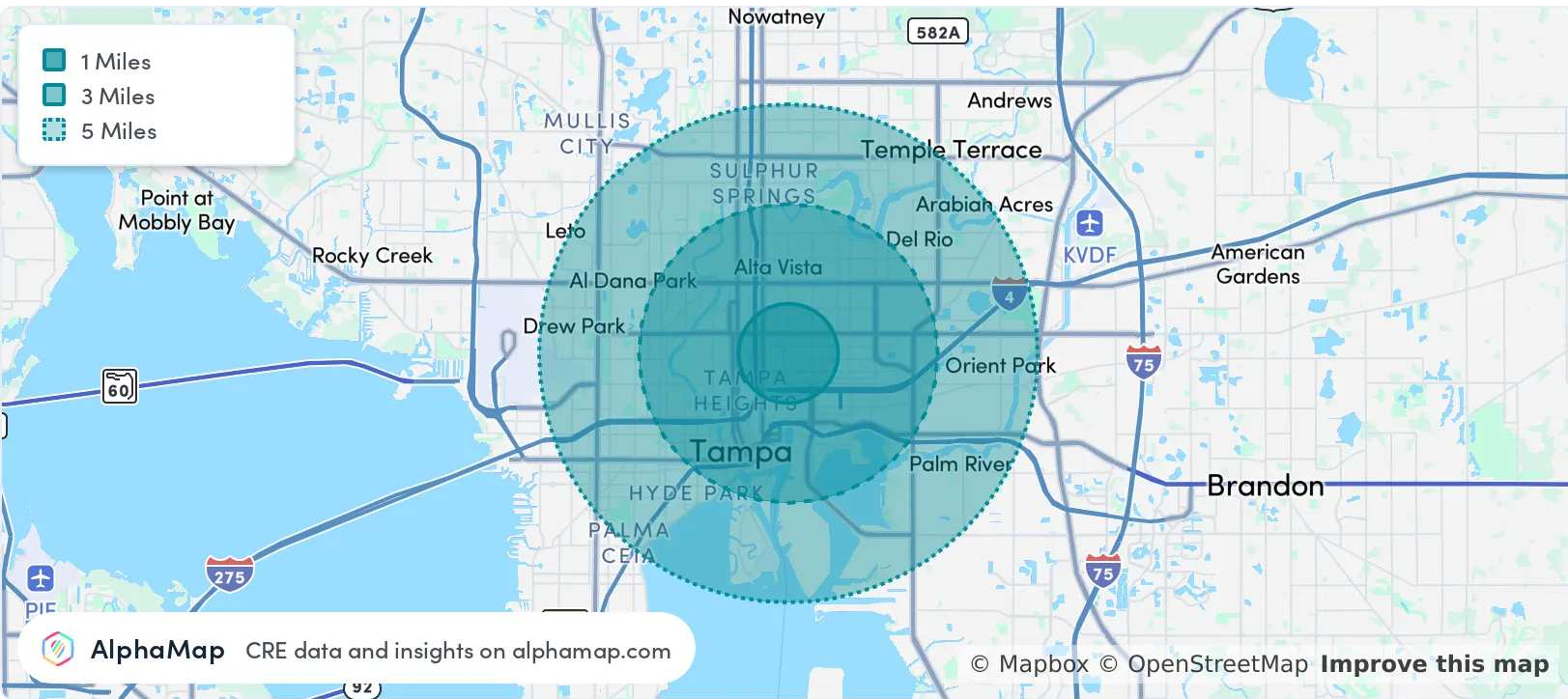
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AREA ANALYTICS



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	19,459	127,260	285,857
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

HOUSEHOLD & INCOME

1 MILE

3 MILES

5 MILES

Total Households	7,730	53,075	117,463
Persons per HH	2.5	2.4	2.4
Average HH Income	\$56,139	\$81,005	\$82,856
Average House Value	\$312,004	\$384,973	\$400,387
Per Capita Income	\$22,455	\$33,752	\$34,523

Map and demographics data derived from AlphaMap

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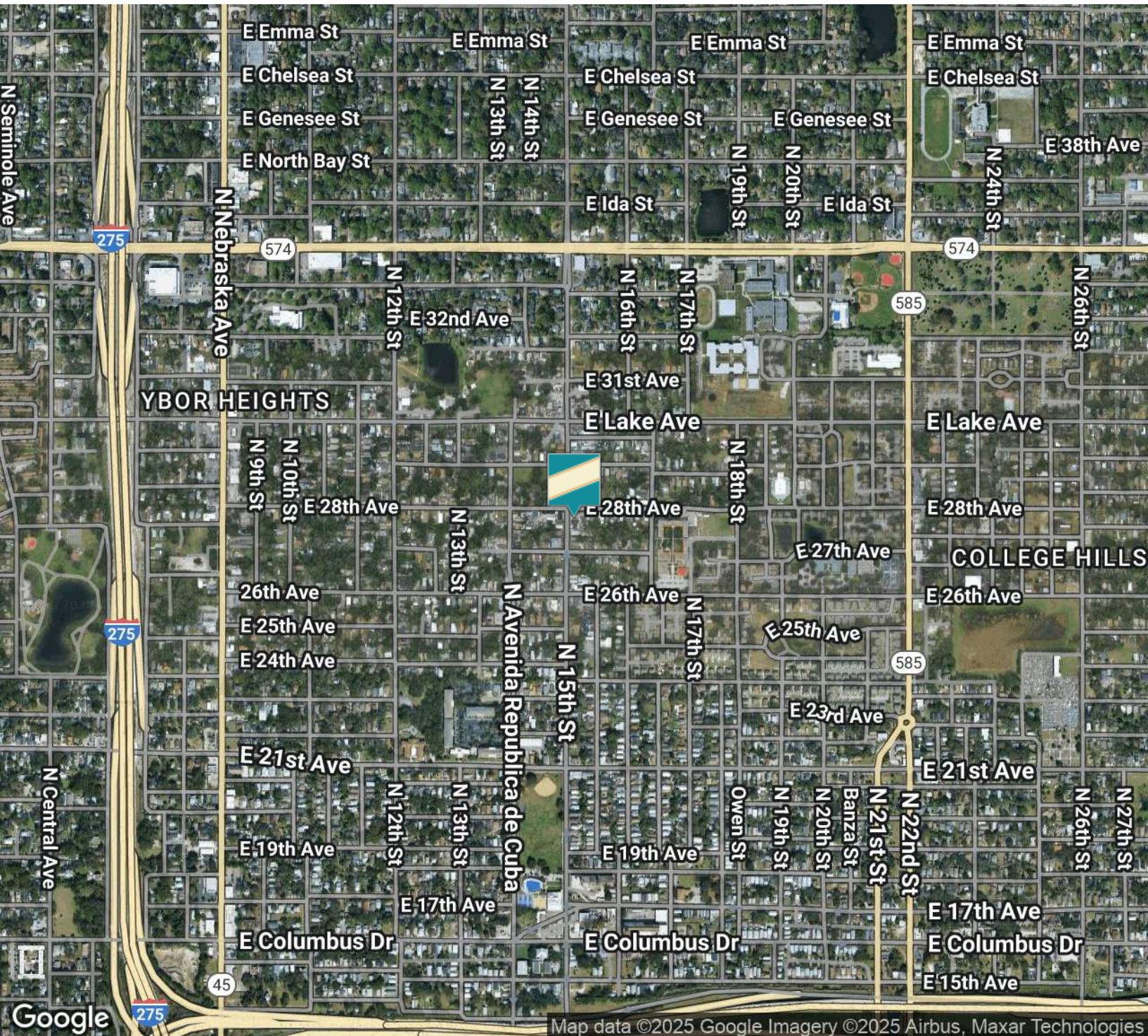
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President



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FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Multiple Year Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing
Medical Office Sales
Retail Sales
Industrial Sales
Multifamily Investments
Single NNN National Investments
Land & Commercial Development
Foreign Investors & Investment Specialist
Seller Finance and Creative Financing
1031 & Reverse Exchanges
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

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