



# Property Details:

- Zoning Mostly CI; 2 Lots RS50;1 RM16
- USES Loft, Ofc, Special Event, Storage
- Bldg SF 33,334 Total SF; 8k/floor approx
- Special Base Floor Partially Underground
- Avail. Immediately; Mos to Mos Leases
- Rate Gross Lease \$6/sf/ Floor;
- Terms 3-5+ Years; Lease 2 Own?
- Lot Size 60,000+sf ; 1.2Acres m.o.l.
- Frontage 400' Pine; 200' Albany; 200' Walnut

2111 N. Albany Ave.

**4 Story Historic Cigar Factory**  
**1 Acre Land; Leasing Offices from \$350**

**\$1,350,000 Sale**  
**Lease \$6/sf or \$350-4000/floor**

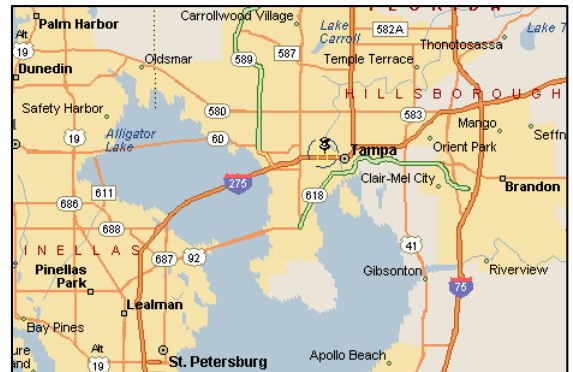
**Own this bldg with 10% Down SBA financing to qualified parties! At \$1,350,000; 10% down / 6% financing for 20 years this bldg has a payment of \$8706.64/mos. Existing income in place So essentially for \$3.5/sf Gross the bldg would generate income to break even with taxes and insurance \$112,000.**

**MUST SEE!!!** Freestanding 32,000 sf West Tampa brick historic Cigar Factory on almost 1.5 acres of land situated just N of I-275 and just East of Howard Ave. Turn of the century 1903 structure is updated for today's needs; newer plumbing, electrical, a completely monitored and working fire suppression/ sprinkler system, rolled roofing, some HVAC updates, modern bathrooms... Featuring 3 full height (10-12') upper floors at approximately 8,000sf / floor and a 3/4 height partially underground basement of 8,000sf. After the cigar factory era, this bldg embraced change as a manufacturing center with row after row of sewing machines for sportswear production. Today, the original cigar leaf drying vaults are still in the basement, and you can still smell the tobacco, as are the sewing machines and equipment... Tons of history that the sellers refuse to discard and will pass on to a new user. The ground floor entry takes you thru a beautiful set of oak doors into a reception area which now houses a few office users, a builder, architects, some larger empty offices, some open space as well as a wood shop which may be relocating to the basement to allow for more professional users. The Second floor is mostly wide open and has 3 or 4 offices but allows for training space, yoga, art studio, martial arts... has been used for weddings and whatnot and can be used as communal/ certain days/ week reserved use in conjunction with the offices below. The 3rd floor is home to the owners design firm, contains offices as well as a private 3 room living quarters/ offices and a few extra oversized offices (now set up as visitors overnight quarters). Truly a must see facility. Roof top access as well as view is spectacular! Come take a look whether relocating a small one room business or a full 4,000 to 8,000 sf studio; we can accommodate you and would love to find new friends. Rates as low at \$6/sf to \$400/ room inclusive of utilities. (see floor plan attached), more than adequate parking for 60+ vehicles, central location to downtown & Westshore, S. Tampa, the airport, the interstate, veterans... Call for showing, further details or whatnot.



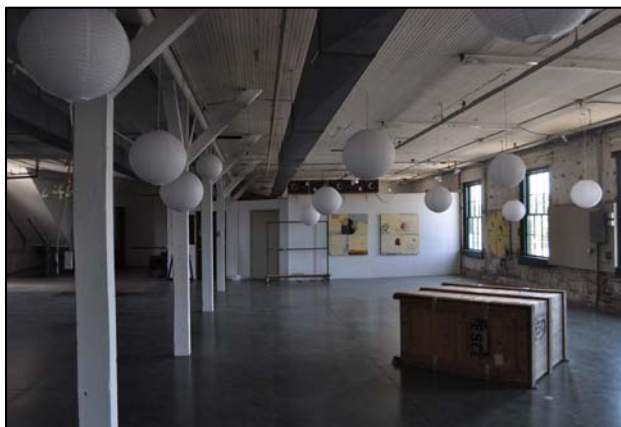
**Mike Braccia**  
**Rick Noll**  
**(813) 600-5592**  
**Commercial Realtors**

**www.CommercialMLS.net**



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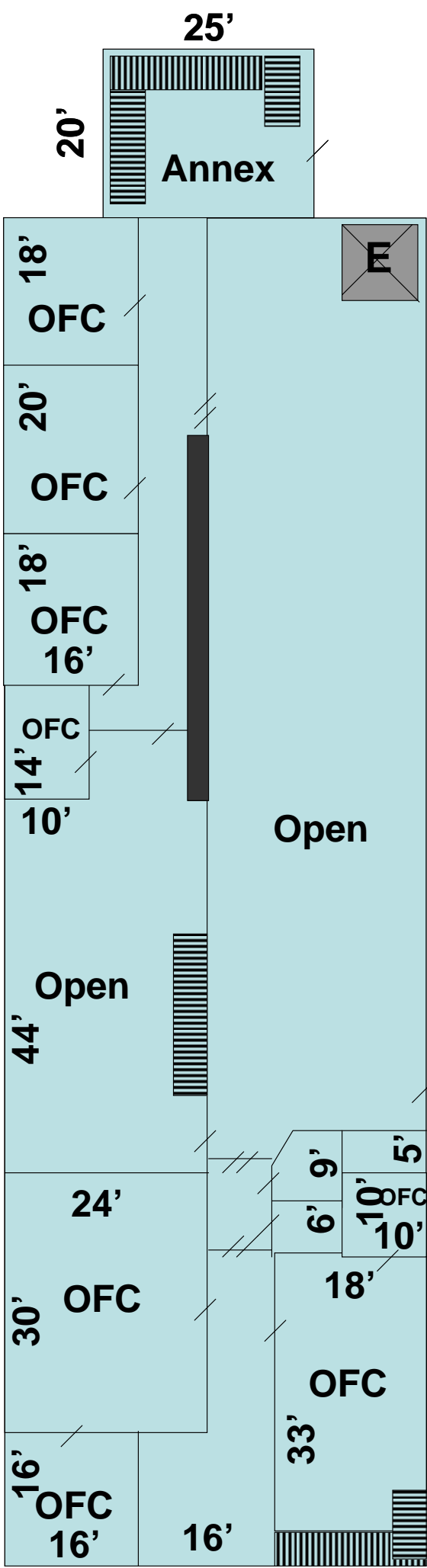
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# 1st Floor Plan



Albany Floor Plans: All Measurements are Approximate and are not to be relied upon for building purposes.

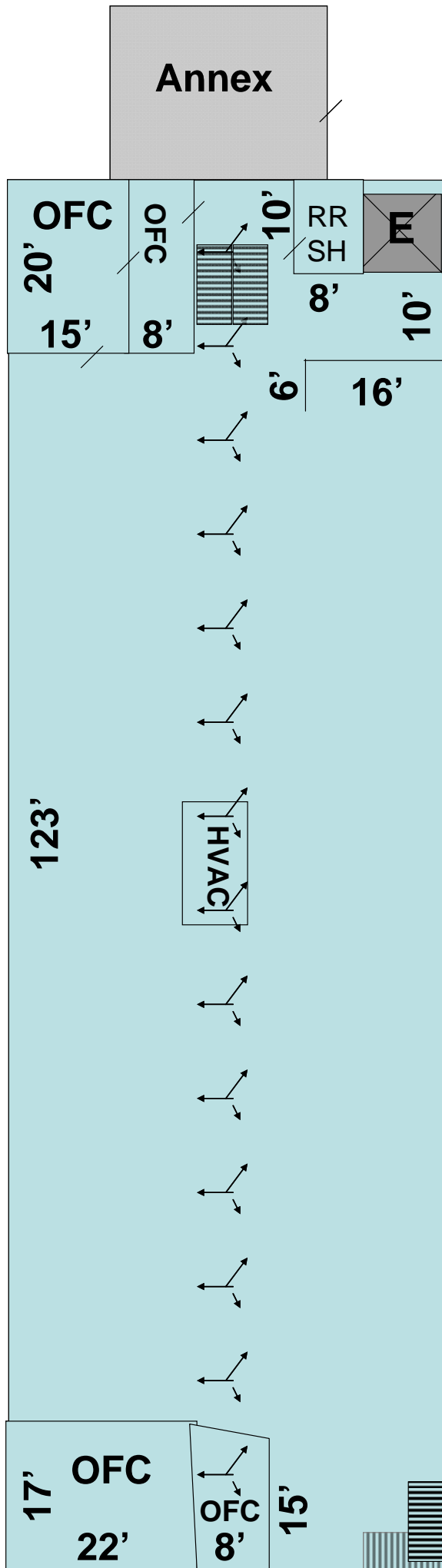




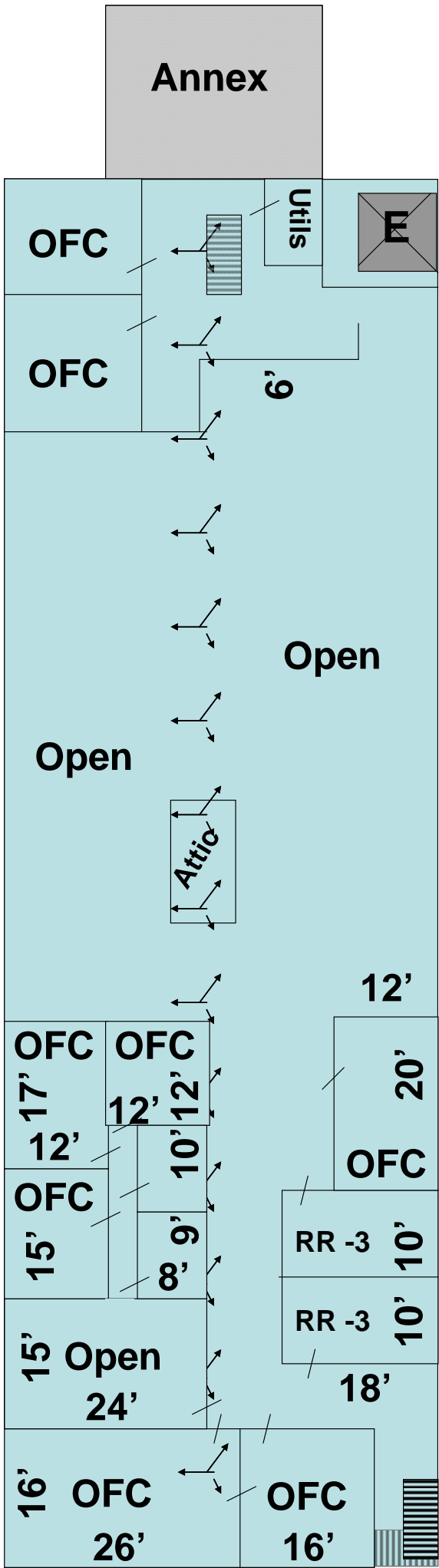
## Other Great Pics!

Need 2 offices and a place to train or A conference room for 1 or 2 times per week? See [www.HistoricCigarFactory.com](http://www.HistoricCigarFactory.com) for more pics. Need larger space for training or events. Once a week, few time a week...More. Call us. Rent an office and have use of the open space at reserved times. Communal office concepts! Ask to come see the inside today and lets see how we can accommodate your needs.

# 2nd Floor Plan



# 3rd Floor Plan



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# Parking & Frontage for 2111 N. Albany Ave - Tampa

