

Amscot & Church Occupied



4808 E. 7th Ave.

Property Details:

- Zoning IG – Industrial General
- Bldg Size 4,720 Total SF
- Lot Size 33,350 sf/ .77 Acres
- Special Ability to Owner Occ 2k sf
- Land Use LI (Light Comm/Industrial)
- Taxes \$8,900 in 2006
- Frontage 146' on 7th x 205-235' deep
- Parking 20 in Front (?/Lots in Rear)
- Avg Rate \$12/sf Rate (Amscot NN)

**Freestanding 4k+ sf Retail/ Ofc
Church on Mos-2-Mos; User Occupy 2k sf?**

**\$550,000
Possible Terms w/ 30%**

Nice “Mom & Pop” Freestanding Retail/ Office Plaza that was originally leased to multiple tenants (4-6) and is now divided into 2 (Amscot; in since '98 on lease w/ options until 2022 taking up approximately 2k sf and responsible for 50% property taxes, CAMS and whatnot (min \$175/mos collected for water/ sewer/ trash), and the New Beginnings Ministry of Tampa church occupying the remaining 2k+ sf on a month-to-month basis w/ no further responsibilities). This offering boasts single-story concrete block construction w/ a bar joist and rigid frame roof which was newly sealed and covered in '2005 by Leakproof Technologies (w/ 10-year warranty), believed to be in enterprise zone, higher ceilings, was built in 1989 for retail use, utilities on site. The AC in the church was replaced in the last 3 years. The site measures 146' x 236' more or less and features over 19 front parking spaces (5:1000) with expansion parking on the sides and rear as well as plenty of land in the rear for storage or other purposes. Total of just over 3/4 acres, IG (Industrial General) zoned, ability to owner occupy the church space, expansion land/ parking in the rear...and income to boot; ALL ON 7TH AVE outside of Ybor and just seconds to 50th St, I-4, Adamo or the Selman Expressway. Underlying land-use is LC (light commercial) with a Future Land Use of LI (light industrial). Owner may consider holding paper w/ 30% down, lease, lease-option, or outright sale. Convenient to most of E. Tampa, Ybor, Brandon, US41, and Hwy 301 via the Expressways. 1/3 Mile to I-4, 3.5 mile to downtown. Call for details, walk the site or visit us online w/ additional ?'s or requests.

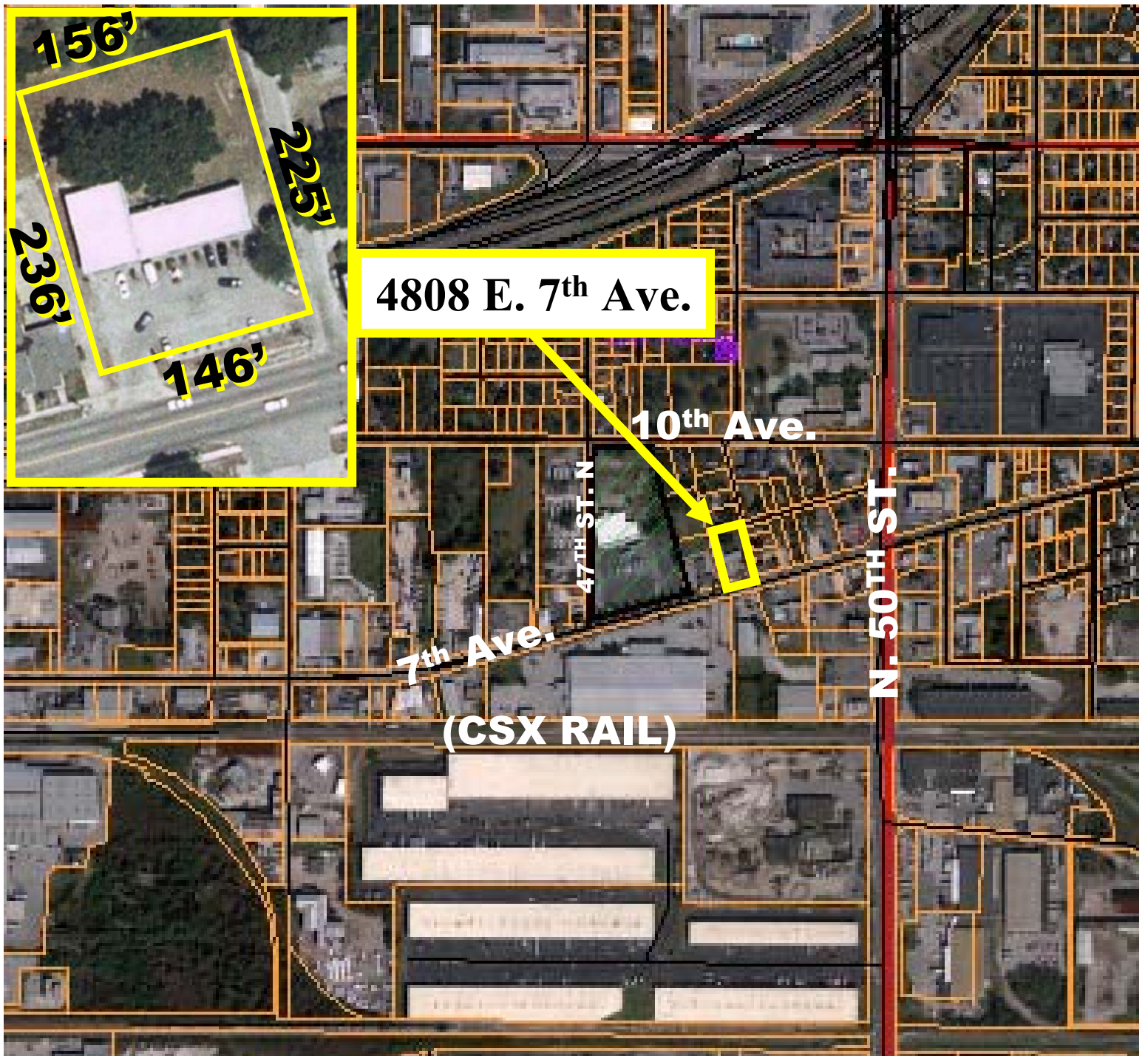


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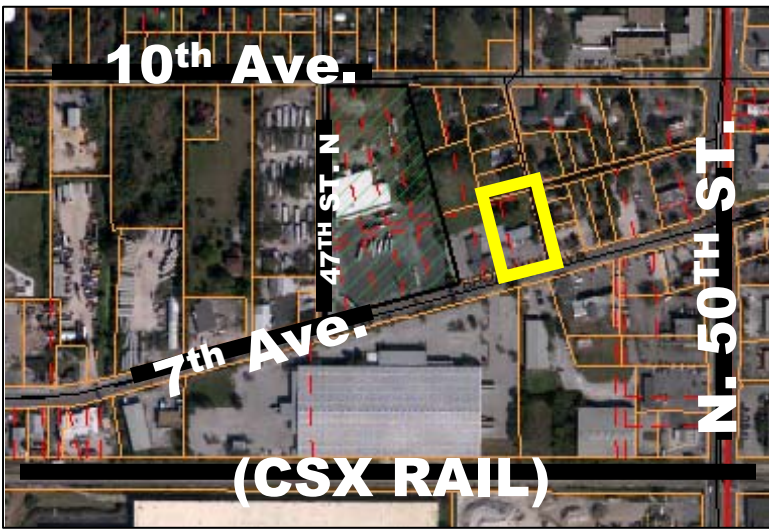
Information has been secured from sources we believe reliable, but no representations or warranties, expressed or implied, as to its accuracy. All references to age, sq. ft., income and expenses are approximate. Customers should conduct their own investigations and rely on those results.



Front View – 4 Lanes
From 7th Ave



View from W. Side
(Church Corner)



Looking E



Looking W.



Adjacent Property to W.



From E. Side in Rear



From E. Side Rear



Parking Lot From E.



Facing Bldg From E



Bldg from W.

PROPERTY INFORMATION

1) Property: **4808 E 7TH AVE, TAMPA FL 33605-4700 C058**
APN: **160619-0000** Strap #: **A-16-29-19-4D1-B00000-000070**
Card #: Mill Code: Use: **STRIP COMMERCIAL**
County: **HILLSBOROUGH, FL** Prop Tax: **\$8,899.25** Total Value: **\$371,000**
Census: **37.00** Tax Yr: **2006** Delinq: **2004** Land Value: **\$116,725**
Map Pg: **135** Tax Appraisal: **TEH** Imprv Value: **\$254,275**
A/M Vol/Pg 1: **W / 0135** Neigh Code: **718001.** Taxable Val: **\$371,000**
A/M Vol/Pg 2: **/** Exemptions: Building Val:
T/R/S: **29-19-16** Agricult Val:
Municipality: Assd Yr: **2006**
Subdivision: **MILLS REV MAP** % Improve: **069%**
Owner: **4808 LLC** Owner Vest: **/ / CO**
Phone:
Mail: **718 W DR MARTIN LUTHER KING JR BLVD; TAMPA FL 33603-3135 C030**

SITE INFORMATION

Zoning: **IG** Garage Cap#: Acres: **0.77**
County Use: **1630** Carport Area: Lot Area: **33,350**
State Use: **16** Garage 2 Sqft: Lot Width:
Bldg Class: Parking Sqft: Lot Depth:
Location Type: Parking Type: Usable Lot Area:
Site Influence:
Topography: Flood Panel: **1201140026C**
Plumbing: Panel Date: **09/30/1982**
Flood Zone: **C**

IMPROVEMENT INFORMATION

County: **HILLSBOROUGH, FL**
APN: **160619-0000**
Gross Bldg Area: **4,720** Total Rooms: **8** Construction:
Bldg/Living Area: **4,000** Bedrms: Foundation:
Total Adj Area: **4,216** Baths (Full/Half): Ext Wall: **STUCCO/MASONRY**
Base/Main Area: **4,000** Ttl Baths/Fixt: Int Wall: **DRYWALL**
Ground Flr Area: Yr Built/Eff: **1989** Roof Type:
Basement Area: # Stories: **1.00** Roof Matl: **BUILT-UP**
\$/SF: Fireplace/#: Roof Frame: **BAR JOIST & RIGID FRA**
Pool Area: Pool: Roof Shape:
Porch 1 Area: Porch Type: Heat Fuel: **ELECTRIC**
Porch 2 Area: Patio Type: Heat Type: **FORCED AIR**
Patio/Deck 1: Improve Type: Parcel Fuel:
Patio/Deck 2: Style: Floor Type:
Perimeter Area: Condition: Floor Cover: **CARPET**
Heated Area: Quality: **AVERAGE** Air Cond: **CENTRAL**

1 Mile Radius from 4808 E. 7th Ave. Tampa, FL 33605

