

FOR SALE

# Mixed-Use Retail/Land INCOME OPPORTUNITY

1809 & 1801 E. 5<sup>TH</sup> AVE. • TAMPA, FLORIDA • 33605



## Tampa's Historic Ybor District

### THE OFFERING

Present value is in the potential parking income and building rental income. Future value is the YC-7 zoning, as property has already secured generous entitlements that come with purchase.

### THE PROPERTY

- 1,200 ± SF block building on 9,632 ± SF of land.

### DEVELOPMENT

- Zoned YC7 (Ybor City Mixed Use; FAR 2.0)

### LOCATION

- Located in the Heart of Ybor City, Central Ybor South of I-4.
- Close proximity to I-4, I-275, Crosstown Expressway, and TIA.

### REDUCED ASKING PRICE

\$299,000

CAMILLE RENSHAW, CCIM  
Sr. Investment Broker Associate  
Mobile: 813.966.9554  
crenshaw@colliersarnold.com

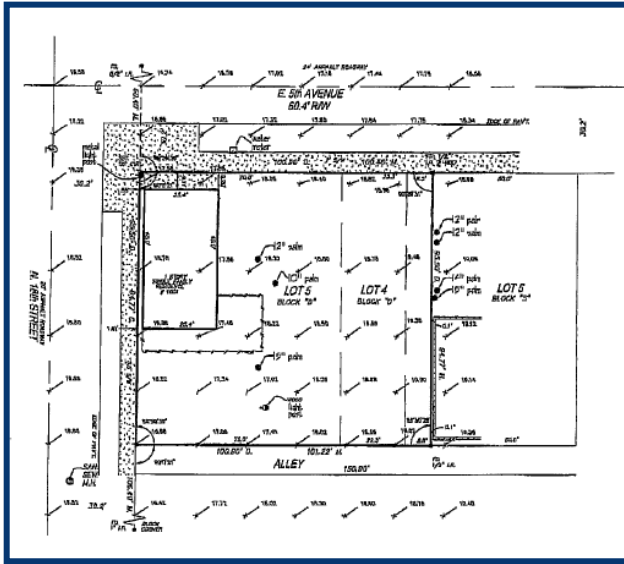
COLLIERS ARNOLD  
4350 W. Cypress St.,  
Suite 300  
Tampa, FL 33607  
Phone: 813.221.2290  
Fax: 813.224.9403  
www.colliersarnold.com

COLLIERS  
ARNOLD

FOR SALE

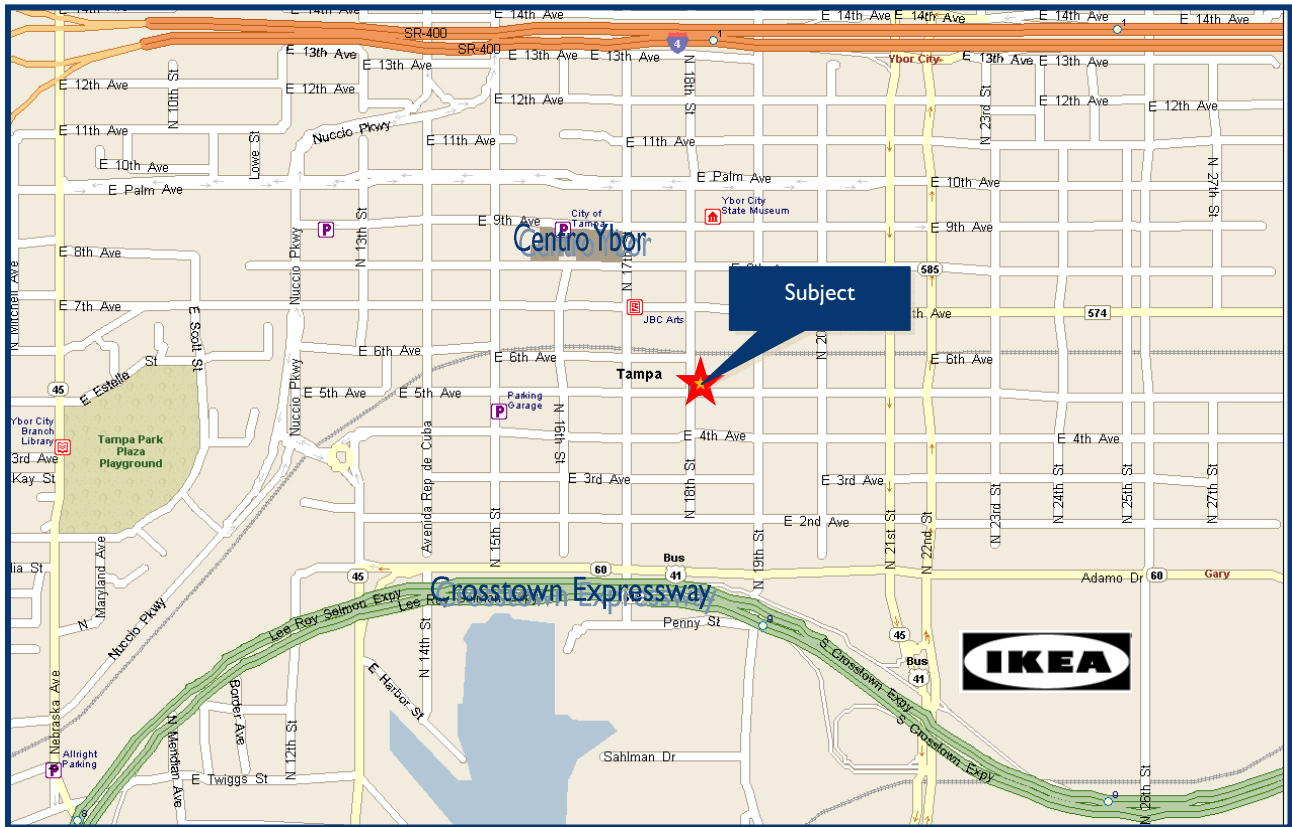
# Mixed-Use Retail/Land INCOME OPPORTUNITY

1809 & 1801 E. 5<sup>TH</sup> AVE. • TAMPA, FLORIDA • 33605



## YC-7 MIXED USE ZONING

The purpose of the YC-7 subdistrict is to allow the development of land uses that are consistent with the adopted future land use element of the Tampa Comprehensive Plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed use development, including residential, commercial and office uses, which contribute to the approximate mix of land uses needed to ensure a viable economic base to the historic district.



CAMILLE RENSHAW, CCIM  
Sr. Investment Broker Associate  
Mobile: 813.966.9554  
crenshaw@colliersarnold.com

COLLIERS ARNOLD  
4350 W. Cypress St., Suite 300  
Tampa, FL 33607  
Phone: 813.221.2290 / Fax: 813.224.9403  
www.colliersarnold.com

