

**Downtown St. Petersburg Commercial Condominium
100 Beach Drive in The Florencia Building**



Outstanding opportunity to purchase a commercial condominium unit in the prestigious Florencia tower in the heart of booming downtown St Pete directly on Beach Drive

Currently used as a cycling sales and rental shop, this is an ideal location for office, retail, or food/beverage operations not requiring a hood system

1,520 square feet, with a monthly condo fee of \$ 299 and real estate taxes of \$ 8,151

There is one parking space in the garage assigned to this unit, but plenty of street parking is available in the area

The current owner invested significant dollars into interior improvements, including a “Wave Wall” along the back, which is lit with various programmable color schemes, illuminating the inside of the shop in an eye-catching manner

Florencia on Beach Dr. is a premier address in the bustling downtown corridor; ideally located across the street from the bay, within walking distance to the museums, dining, theaters, shopping and all other amenities that make up the vibrant St Pete waterfront

SHOWN BY APPOINTMENT ONLY; PLEASE DO NOT DISTURB THE BUSINESS

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1.855.580.3758 www.smithandassociates.com

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Smith & Associates Real Estate, Inc does not guarantee any representations. Important facts should be confirmed by buyer.

**Smith &
Associates Commercial**

BEACH DRIVE COMMERCIAL CONDO
For Sale - \$625,000



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