

# COMMERCIAL CORNER & BUILDING

For Sale \$499,000

1033 34th Street N.  
St. Petersburg, FL 33713



Excellent opportunity to purchase a corner location with 130 feet of frontage on highly traveled US HWY 19 N/34th St N near downtown St Petersburg

The sale includes the commercial building at 1033 34th St N and an adjacent single family home at 3318 11th Ave N, with a combined lot size of 16,980 square feet

Ideal for redevelopment, as the CCS-1 zoning provides for many retail or office categories; the home carries the same zoning, and may be demolished for additional parking

The main building totals 8,534 heated square feet, with the second floor consisting of 6,350 and the first floor 2,184; there is also covered carport parking at ground level

The second building is a 1,454 square foot vacant single family home and a 1,200 square foot detached garage with an apartment on the second floor

For additional information or to schedule an appointment to tour the property, please contact:

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This property has a daily traffic count of about 38,000, providing excellent exposure for any business or as a redevelopment site

15-20 covered parking spaces currently in place, with additional parking to the east if re-striped

There is a non-functioning elevator that will need to be brought up to current code

The second floor of the main building has wide open areas; formerly used as a music store

There is a third lot currently on the market at 3310 11th Ave N that could be combined with the sale of this property for additional land, with an asking price of \$ 135,000; while residentially zoned, it may be able to be used for parking with city approval

Many recent upgrades and new retailers in this rapidly changing 34th St corridor

Current property taxes total \$ 11,947