

# 4<sup>th</sup> STREET RETAIL CENTER

For Sale \$479,000

8461 4<sup>th</sup> Street N.



Outstanding opportunity to purchase a small retail center with two tenants on highly desirable 4th St N, just north of the 83rd Ave intersection in St Petersburg

This property has 95 feet of frontage, and is 100 feet deep, with alley access in the rear; currently there are 10 parking spaces, but could be reconfigured for more spots

The concrete block building is 4,185 square feet, and was built in 1964; the zoning is CCS-1, or Corridor Commercial Suburban

Currently occupied by a laundromat and a frame/art store, both of who are long term tenants, and whose leases expire at the end of the year; the laundromat wishes to stay, but the frame shop will be vacating at such time

The laundromat is paying \$ 1,400 per month and the frame shop \$ 1,350, plus ½ of the real estate taxes, and their own utilities, as well as being responsible for a/c repairs or replacement; the frame shop also pays ½ of the insurance on the building

The adjacent property to the South, with 165 feet of frontage, may also be available, thereby creating a nice large potential redevelopment site

With the very strong 4th St market, and the multitude of national retailers and restaurants combing the area for locations, this is a nice purchase and hold, with some income in place while waiting for a developer to come along

SHOWN BY APPOINTMENT ONLY, AS TENANTS ARE UNAWARE OF SALE

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