

## 405 CENTRAL AVE #100, ST PETERSBURG



Rare opportunity for investor or owner user to purchase a commercial condominium in the historic Snell Arcade in booming downtown St Petersburg

Located 4 blocks from Beach Drive and in the heart of all of the major activity, including a new 46 story development directly across the street

The Snell Arcade is on the National Register of Historic Places; built in 1928 it features 8 floors, with the top 7 being residences and the bottom floor commercial businesses

This 8,582 square foot unit is in the finished basement, with 2 elevators and 2 stairways providing access from the middle of the arcade on Central Ave.

Monthly condo fees are about \$ 5,845, and cover insurance on the building, exterior maintenance, and water/sewer/garbage

Currently used by the owner as offices, this space may also be used for retail, and has many cool architectural features; updated and remodeled in 2005

Fully sprinkled, and featuring spacious office areas, a kitchen/breakroom, conference rooms, and many open areas; it would be very adaptable to suit a new occupant

While there are no parking spaces allocated to the condo, there are plenty of options and parking garages in the immediate area

Seller would like to leaseback for one year, but that is not a requirement

*Smith & Associates does not guarantee any representations. Important facts should be confirmed by the Buyer*

**PAT CALHOON, COMMERCIAL BROKER**

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