

2458 CENTRAL AVE, ST PETERSBURG, FL



Rare opportunity to purchase a mixed use building in the highly desirable Grand Central District of St Petersburg, known for its eclectic shopping, arts community, and nightlife

Lot size is 54' x 100', with 6 parking spaces in the rear with alley access; the 3,412 square foot block building was constructed in 1926

The owner did a thorough and meticulous renovation of the entire building in 2018/2019, with new roofs, electrical, plumbing, paint, etc.

The ground floor is leased to a popular bakery, and the second floor consists of two large studio apartments

The bakery occupies 2,452 square feet, but also has spacious seating areas both on the wide outside corner sidewalk, and outdoor seating in the back

The apartments are each about 480 square feet, with new bathrooms, kitchens, washer/dryers, etc; the zoning will allow for vacation rental use as well

Rent roll and income/expense details available upon execution of a Non-Disclosure Agreement

Strictly confidential and shown by appointment only

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

PAT CALHOON, COMMERCIAL BROKER

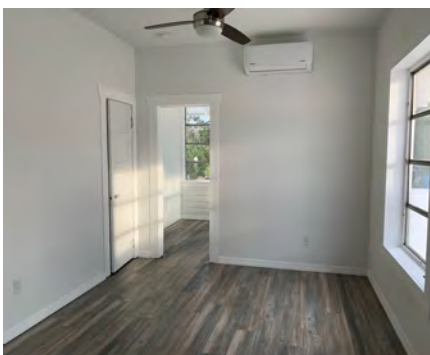
CALHOON COMMERCIAL GROUP

Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels

DIRECT 727.542.0998 | OFFICE 727.282.1788 | pcalhoon@smithandassociates.com

CALHOONCOMMERCIAL.COM

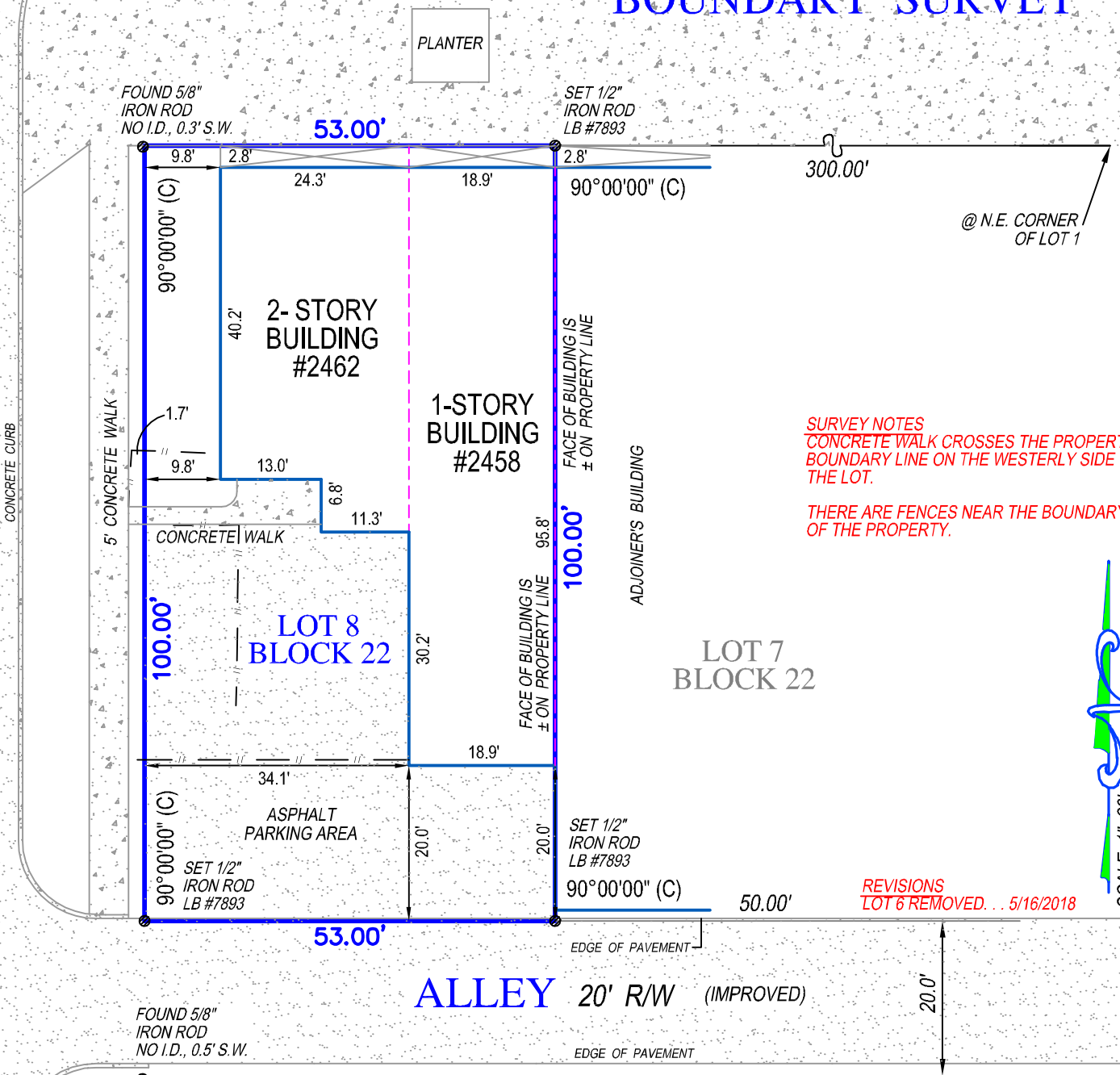
MIXED USE DOWNTOWN ST PETE GRAND CENTRAL DISTRICT
FOR SALE - \$ 1,799,000



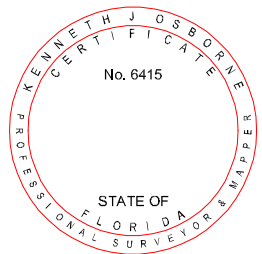
25TH STREET SOUTH 60' R/W (IMPROVED)

CENTRAL AVENUE 100' R/W (IMPROVED)

BOUNDARY SURVEY



SURVEY NOTES
 CONCRETE WALK CROSSES THE PROPERTY BOUNDARY LINE ON THE WESTERLY SIDE OF THE LOT.
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne

(SIGNED)

KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415



TARGET SURVEYING, LLC
 LB #7893
 SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>