

## 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; these apartments are very desirable

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**

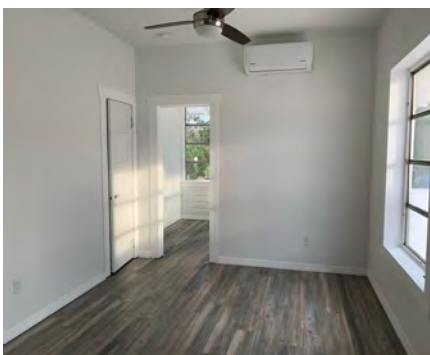
Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels

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MIXED USE DOWNTOWN ST PETE GRAND CENTRAL DISTRICT  
FOR SALE - \$ 1,599,000



CONCRETE CURB

CENTRAL AVENUE 100' R/W (IMPROVED)

# BOUNDARY SURVEY

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

PLANTER

FOUND 5/8" IRON ROD NO I.D., 0.3' S.W.

53.00'

SET 1/2" IRON ROD LB #7893

300.00'

@ N.E. CORNER OF LOT 1

9.8' 2.8' 24.3' 18.9' 2.8' 90°00'00" (C)

90°00'00" (C)

2-STORY BUILDING #2462

1-STORY BUILDING #2458

**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.

5' CONCRETE WALK

40.2'

1.7' 9.8' 13.0'

CONCRETE WALK

6.8' 11.3'

LOT 8 BLOCK 22

100.00'

100.00'

30.2'

18.9'

34.1'

ASPHALT PARKING AREA

20.0'

90°00'00" (C)

SET 1/2" IRON ROD LB #7893

53.00'

FOUND 5/8" IRON ROD NO I.D., 0.5' S.W.

FACE OF BUILDING IS ± ON PROPERTY LINE

ADJOINER'S BUILDING

FACE OF BUILDING IS ± ON PROPERTY LINE

SET 1/2" IRON ROD LB #7893

90°00'00" (C)

50.00'

EDGE OF PAVEMENT

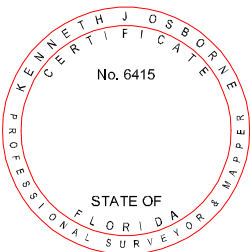
ALLEY 20' R/W (IMPROVED)

EDGE OF PAVEMENT

REVISIONS  
LOT 6 REMOVED... 5/16/2018



SCALE: 1"=20'



### 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.



LB #7893

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(SIGNED)

KENNETH J OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

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(NOT COMPLETE WITHOUT PAGE 1)