

**FOR SALE**

**4701 CENTRAL AVE, ST PETERSBURG, FL**  
OFFERED AT \$ 2,500,000

**Smith &**  
Associates **Commercial**



A great opportunity to purchase a medical or office building in a highly desirable Central Ave location close to downtown St Pete and the beaches

The main building has been utilized by the owner as a medical practice, which will be closed and vacated shortly

There is an Edward Jones tenant leasing 905 sq ft on the northern end of the building

Constructed in 1973, the block building totals about 5,168 square feet; 3,488 on the ground floor, and 1,680 on the second floor which can be accessed by an elevator

Lot size is 150' x 100', with about 25 parking spaces

Located in the City of St Petersburg, with CRT-1 (Commercial Residential Traditional) zoning which allows mainly for office or mixed use

There are zoning changes in the works for this corridor that may expand the possible uses for the property in the future

There is an additional 1,680 sq ft of partially built out third floor square footage, which could possibly be rentable space or used for a live/work situation

**STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY; THE PUBLIC IS UNAWARE OF A POTENTIAL SALE**



*Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.*

**CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON, REALTORS®**  
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

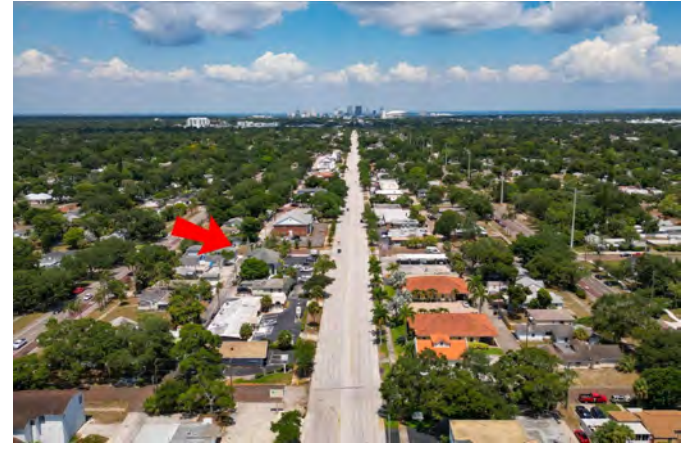
PAT CALHOON - 727.542.0998 - pcalhoon@smithandassociates.com CHRIS CALHOON - 727.542.9933 - ccalhoon@smithandassociates.com



FOR SALE

4701 CENTRAL AVE, ST PETERSBURG, FL  
OFFERED AT \$ 2,500,000

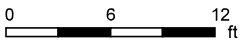
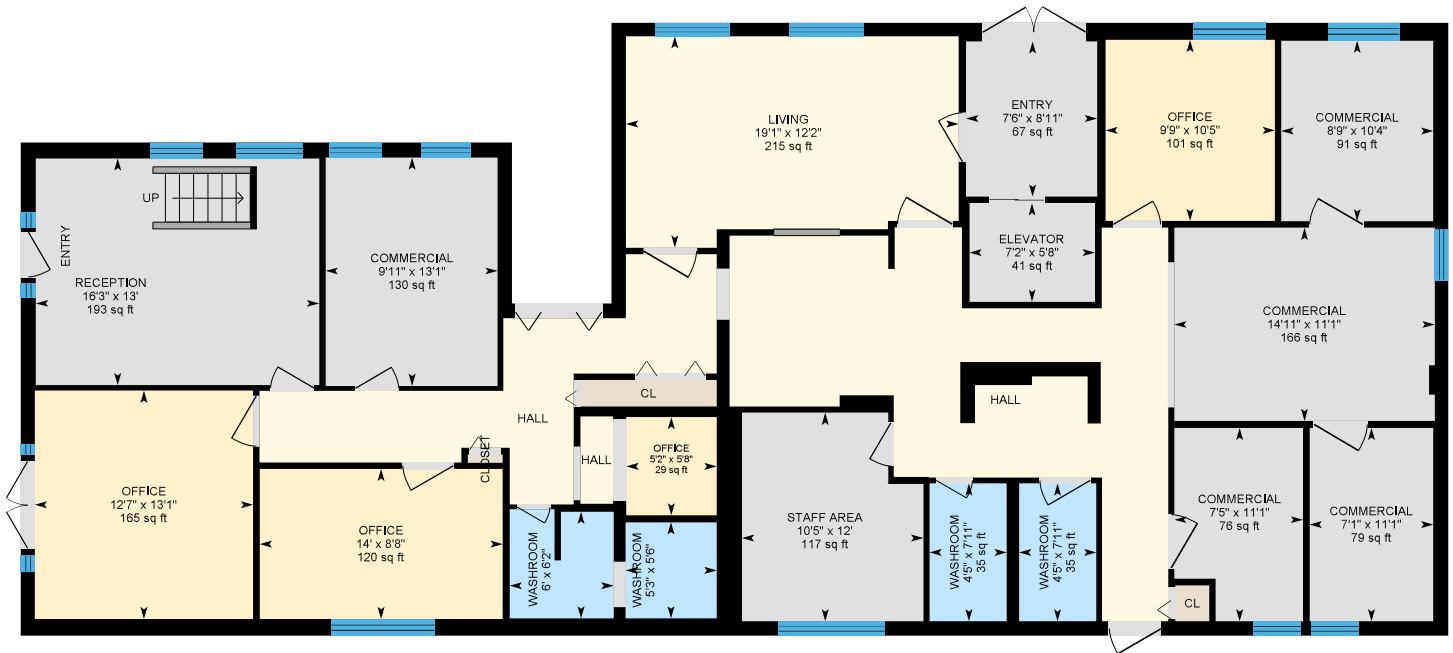
Smith &  
Associates Commercial



# 4701 Central Ave, St. Petersburg, FL

Main Floor Finished Area 2589.80 sq ft

THIS DOES NOT INCLUDE THE TENANT SPACE TO THE WEST END OF THE BUILDING,  
WHICH IS ABOUT 600 SQUARE FEET



PREPARED: 2024/06/24

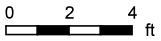
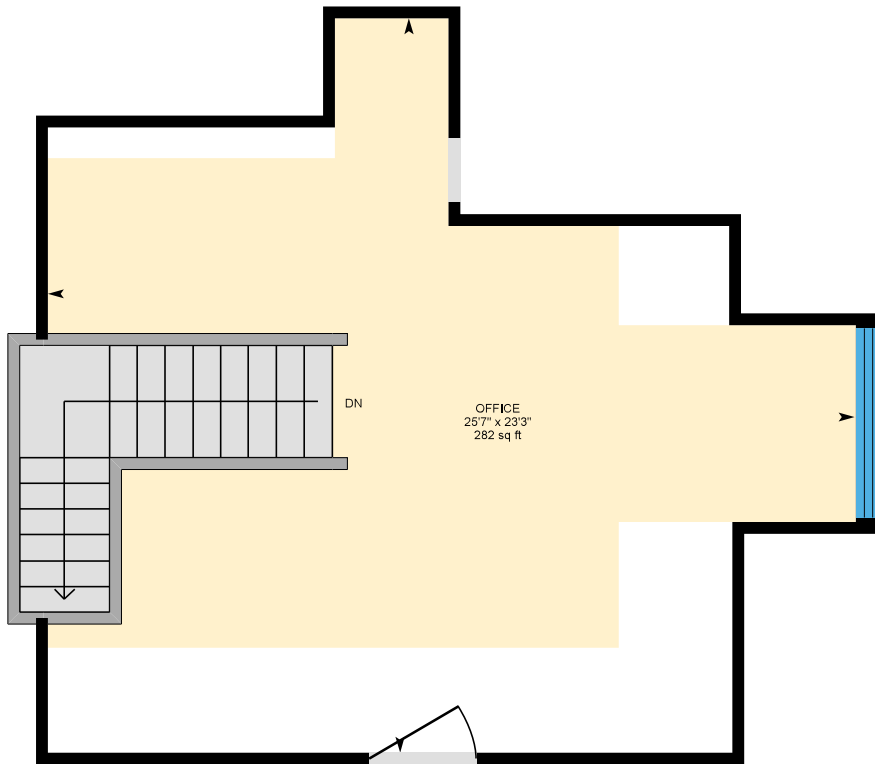


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 4701 Central Ave, St. Petersburg, FL

Main Floor Upstairs    Finished Area 382.97 sq ft  
Unfinished Area 148.29 sq ft



PREPARED: 2024/06/24

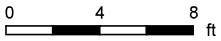
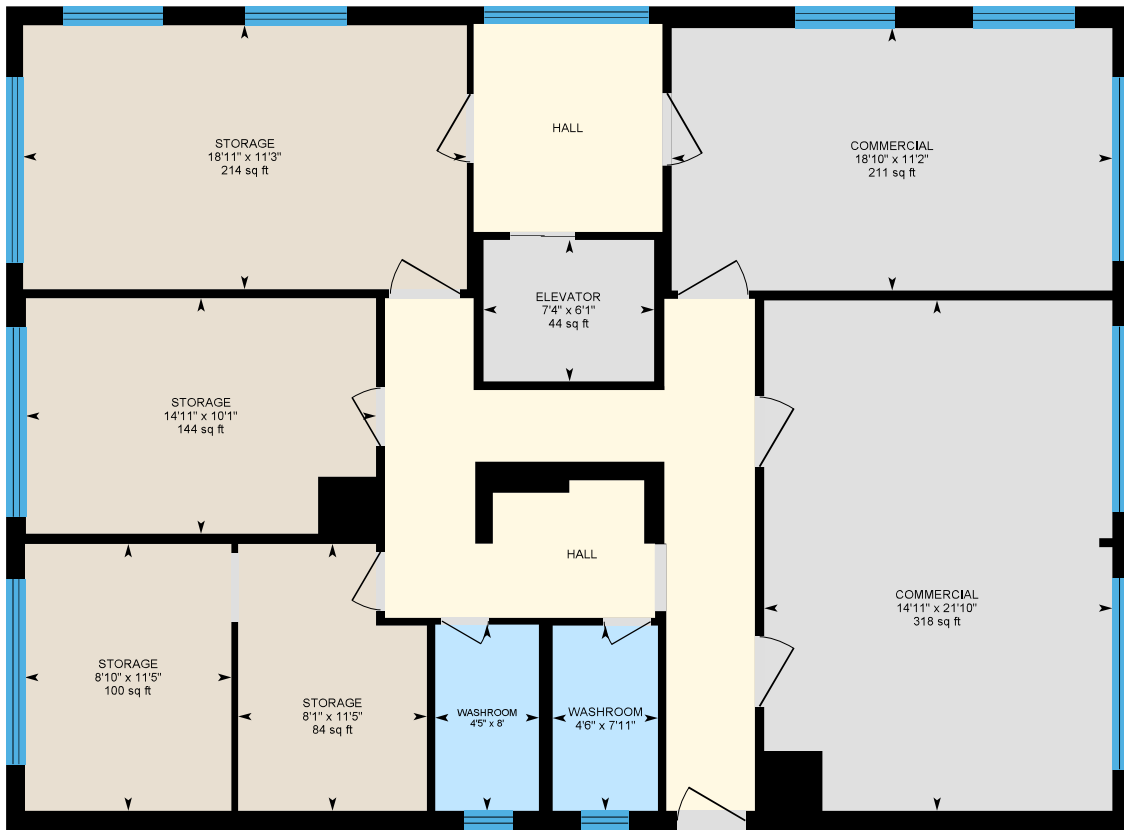


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 4701 Central Ave, St. Petersburg, FL

2nd Floor Finished Area 1694.14 sq ft



PREPARED: 2024/06/24



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





