## FOR SALE

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





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®

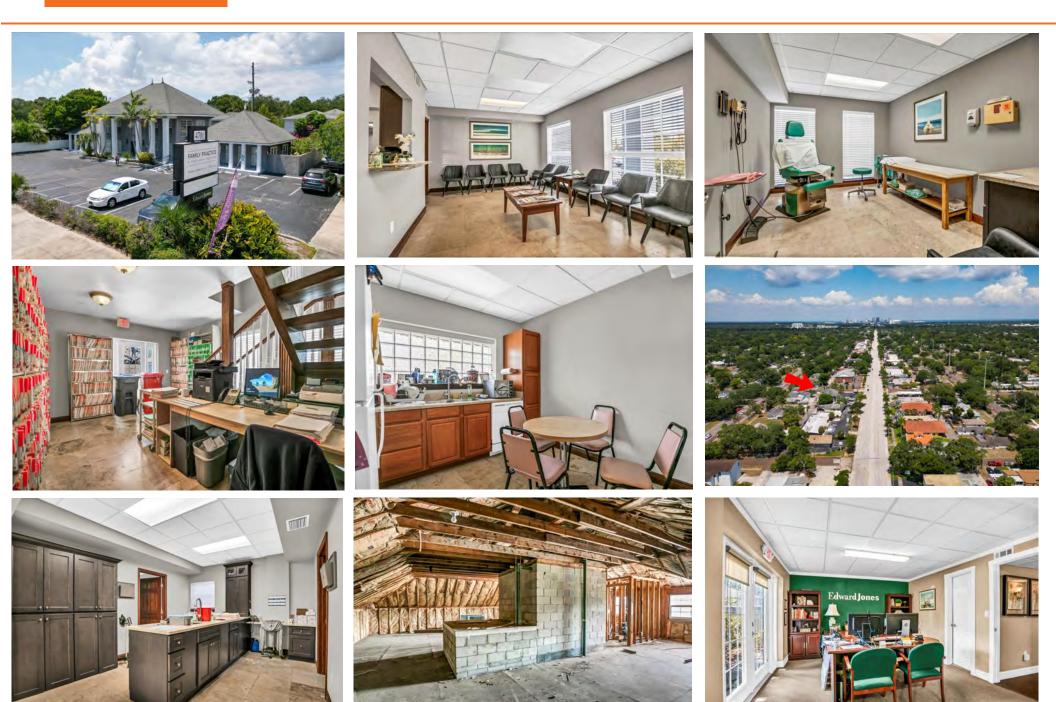
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

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





#### 4701 Central Ave, St. Petersburg, FL

Main Floor Finished Area 2589.80 sq ft

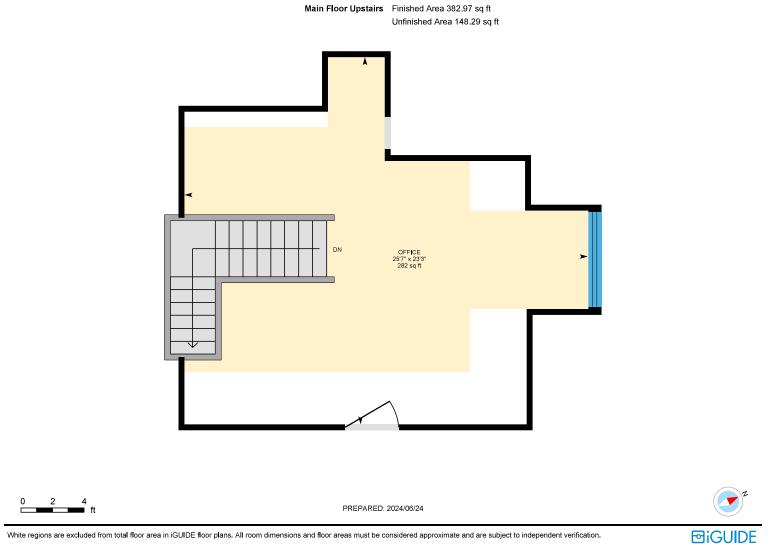


#### THIS DOES NOT INCLUDE THE TENANT SPACE TO THE WEST END OF THE BUILDING, WHICH IS ABOUT 600 SQUARE FEET

 0
 6
 12 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

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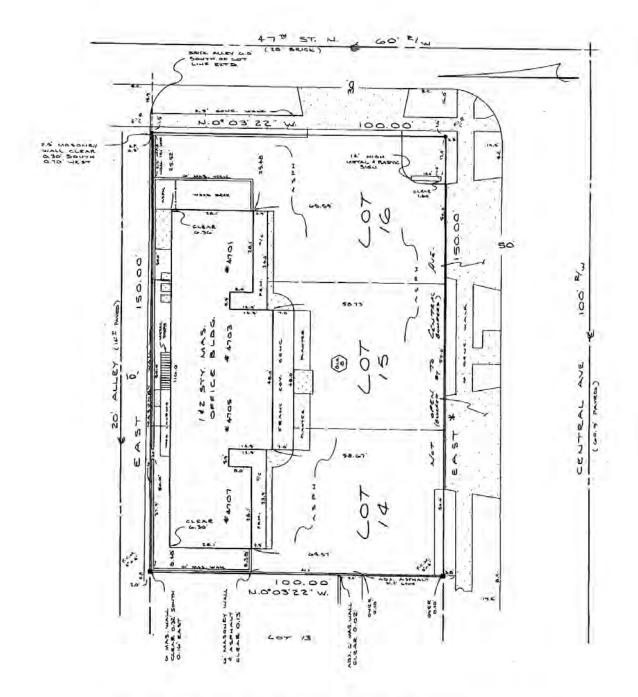
**Giguide** 

#### 4701 Central Ave, St. Petersburg, FL

2nd Floor Finished Area 1694.14 sq ft

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.

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A BOUNDARY SURVEY OF: Lots 14, 15 and 16, Block 8, REVISED MAP OF CENTRAL PARK as recorded In Plat Book 1, Page 39 of the Public Records of Pinellas County, Florida.

| LANGTON SURVEYING, INC. (L8. 3218)<br>LAND SURVEYORS  |   |   |   | 6285 PARK BOULEVARD, PINELLAS PARK, FL 33781<br>TEL: 727-545-5900 + FAX: 727-545-9441 |                 |         |    |     |      |   |  |
|---|---|---|---|---|-----------------|---------|----|-----|------|---|--|
| CERTIFIED TO:   | George L. Hayes I<br>Cornerstone Commu<br>The Hayes Law Gro<br>Attorneys' Title   | unity Bank<br>Dup, P.A.<br>Insurance Fu |   |   | 1               |         |    |     |      | MI PU<br>11 mil<br>11 ot  | HE PURPOSE OF:<br>rohese [k] finencing<br>inending<br>mr |
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| HIG - BECTION<br>TWP - TOWNSHP<br>ROE - RANDE<br>FLP - FOUND ROW PIPE<br>FLP - FOUND ROW PIPE<br>FLP - TOUND ROW PIPE<br>FLP - TOUND ROW ROOM | 6 - AORDI<br>8 - 504704<br>8 - 504704<br>8 - 50470<br>W - We51<br>POL - POWT ONLINE<br>ROW - ROUT ONLINE<br>ROW - ROUT ONLINE |   | OR - OFFICIAL RECORDS<br>P - PLATTED RECORDS TO<br>D - DEED RECORDS TO<br>CALC - CALCLEATED<br>EART - SAADMENT<br>-P -P - OVERIESAD POWER |   | CLF. CONTRALING | PENCE / |    | - 1 | SECO | ER S WHEN LISED<br>ES WHEN USED N<br>KOS WHEN USED IN<br>NAEN USED IN DR<br>3 WHEN USED IN DR | A BEARING  |