



1919 E. 6TH AVENUE
TAMPA, FL 33605

EXCELLENT N. 20TH STREET FRONTAGE AND EXPOSURE

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

FOR SALE

SEIZE YOUR OPPORTUNITY TO JOIN THE RENAISSANCE OF HISTORIC YBOR CITY—
WELCOME TO 1919 E. 6TH AVENUE.

TINA MARIE ELOIAN, CCIM
BROKER

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



**live
work
& play**
IN THE HEART OF TAMPA BAY!

EXECUTIVE SUMMARY

1919 E. 6TH AVENUE

TAMPA, FL 33605

SALE PRICE

\$3,100,000/

PURCHASE OPTION

CASH AND CONVENTIONAL

PROPERTY FEATURES

EXCEPTIONAL BUSINESS OPPORTUNITY ON 6TH AVENUE, YBOR CITY

Situated in the center of Historic Ybor City, 1919 E. 6th Avenue offers a compelling opportunity to acquire a stabilized, revenue-producing commercial property with long-term flexibility. The building is currently occupied by established tenants under adaptable lease structures, making it well suited for an owner-user or an investor seeking immediate income with future repositioning potential.

This three-story masonry building combines distinctive character with functional design and is located within one of Tampa's most active and desirable mixed-use districts. Zoned YC-7, the property supports a broad range of commercial uses and features secure key-card access, a combination of vinyl and carpet flooring, and the added benefit of rear onsite parking, street parking, and nearby paid parking—an invaluable asset in Ybor City.

The ground level is configured for food and beverage operations and is currently operated as a coffee shop. All fixtures and equipment convey, providing a true turnkey opportunity. This floor also includes a private meeting room and benefits from wet zoning, further expanding its hospitality and retail potential.

The second floor is dedicated to professional office use and consists of eleven private office suites, a large conference room, and a kitchenette. Designed to accommodate a variety of business users, this level offers a professional setting with secure, private elevator access.

The third floor features a bright, open office layout ideal for collaborative or creative work environments. It includes three private offices, an oversized kitchen with a breakfast bar, and a private balcony with views of Ybor City, blending modern workplace functionality with an inviting atmosphere. Secure elevator access is also provided on this level.

With multiple income streams, flexible zoning, and a prime location in one of Tampa's most iconic neighborhoods, 1919 E. 6th Avenue represents a rare commercial offering.



PROPERTY VIEW

LOCATION HIGHLIGHTS

- The freestanding 5,745 SF building features a modern, flexible layout suitable for a wide range of commercial uses. Zoned YC-7 and located within both a Qualified HUBZone and an Opportunity Zone, the site is ideal for professional offices, boutique retail, creative studios, galleries, community services, or office/showroom concepts.
- With approximately 96 feet of frontage on N. 20th Street, the property benefits from strong vehicular exposure and steady pedestrian traffic in one of Ybor's most desirable office and retail corridors. The location is particularly well-suited for quick-service retail serving nearby residents, employees, and commuters.
- Convenient access to N. 22nd Street, E. 7th Avenue, Adamo Drive/Hwy 60, N. Nebraska Avenue, N. 15th Street, Interstate 4, and Interstate 275 provides seamless connectivity to Downtown Tampa, the Channel District, East Tampa, and the greater Tampa Bay area.
- Surrounded by a dense population of more than 105,532 residents within a three-mile radius, the location offers strong demographics to support long-term business success.
- This property offers an affordable ownership opportunity for investors or owner-users seeking a foothold in Ybor City's expanding commercial market.

LISTING DETAILS

FINANCIAL TERMS

OFFERING PRICE **\$3,100,000/**

PURCHASE OPTIONS **CASH, CONVENTIONAL**

LOCATION

STREET ADDRESS 1919 E. 6TH AVENUE TAMPA, FL 33605

COUNTY HILLSBOROUGH

MARKET TAMPA-ST. PETERSBURG- CLEARWATER

SUB MARKET CENTRAL YBOR AREAS OF INTERSTATE 4

UTILITIES

ELECTRICITY TECO

WATER/WASTE CITY OF TAMPA

COMMUNICATION SPECTRUM, FRONTIER AND VERIZON

THE COMMUNITY

NEIGHBORHOOD/SUBDIVISION

NAME CENTRAL YBOR AREAS OF INTERSTATE 4

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0358J

THE PROPERTY

FOLIO NUMBER 189898-0000

ZONING YC-7 (MIXED- USE)

AYB 2017

SITE IMPROVEMENTS 6,681 SF 3- STORY COMMERCIAL BLDG.

LOT DIMENSION (APPROX.) 50' X 96'

PARKING ONSITE- 4 DESIGNATED PARKING SPACES
OFFSITE: PAID LOT, STREET & GARAGE PARKING

2024 TAXES \$26,031.00



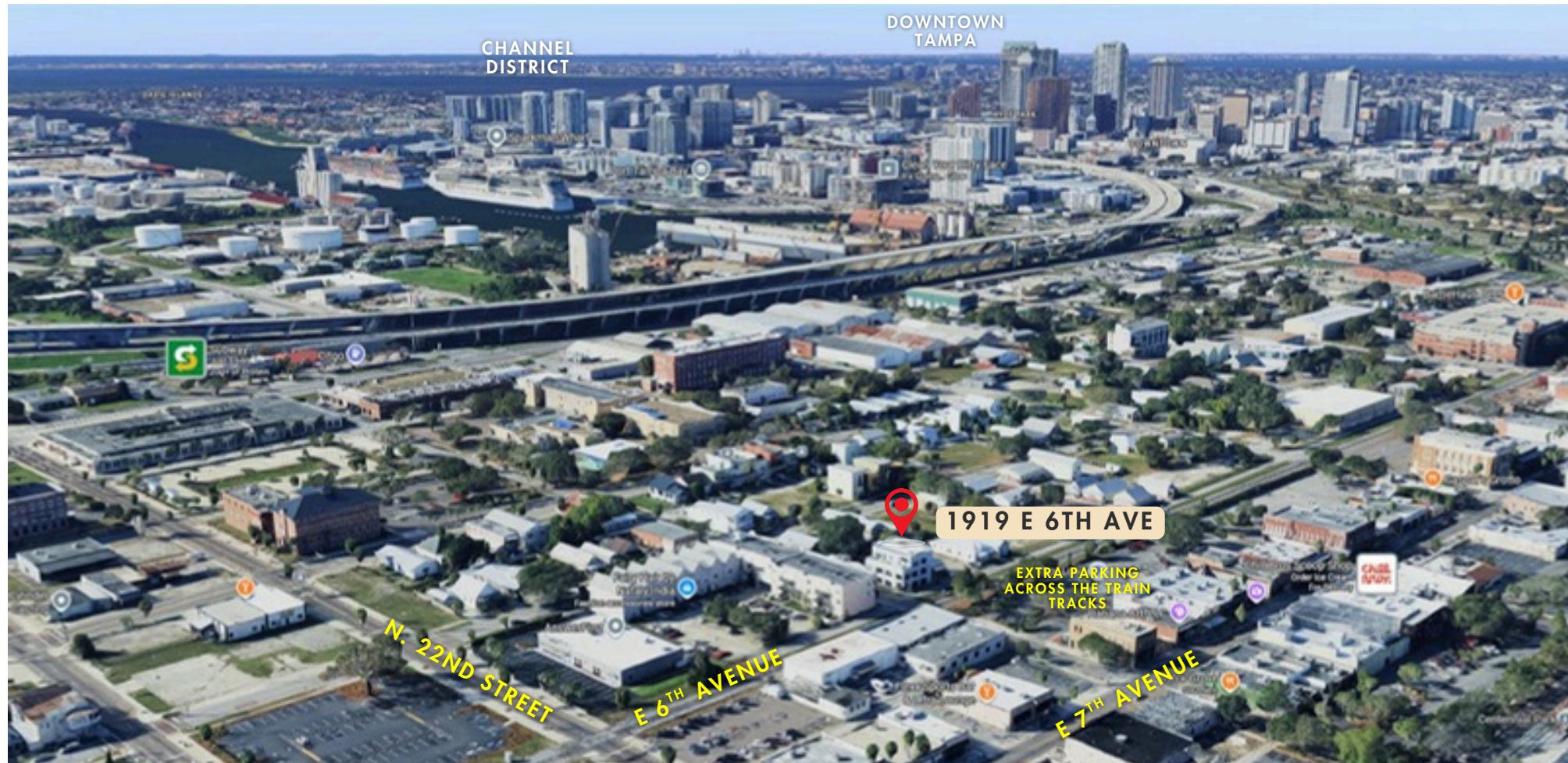
AREA DEMOGRAPHICS (2024 ESTIMATES)

- 1-Mile Radius: 15,254 residents
- 3-Mile Radius: 105,532 residents
- 5-Mile Radius: 254,685 residents

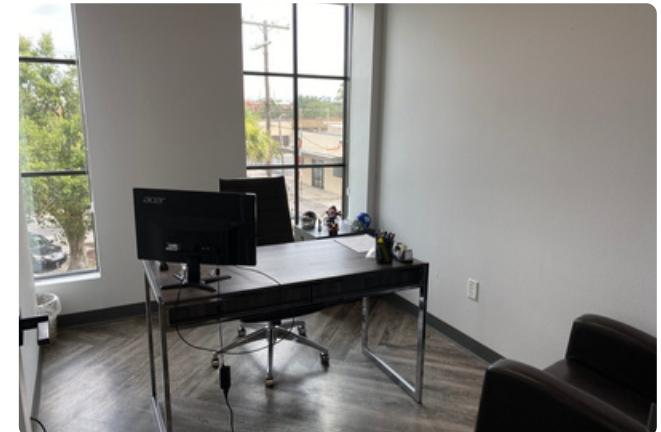
Whether you're expanding, relocating, or launching a new venture, this is a rare chance to be part of Ybor City's continued resurgence and establish your presence in one of Tampa's most iconic districts.

DRIVING DIRECTIONS

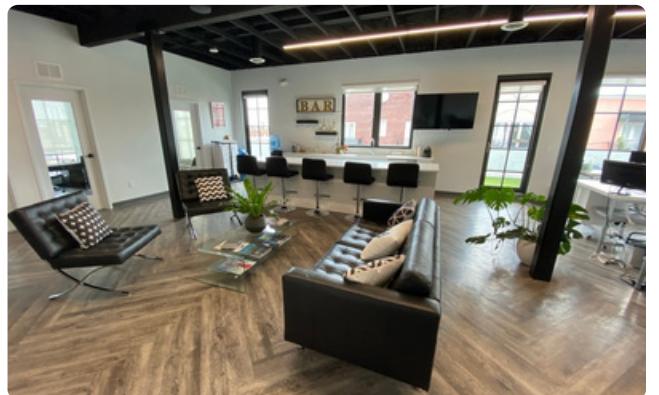
From Downtown Tampa, head east on East Jackson Street toward North Nebraska Avenue, then turn left onto N Nebraska Avenue and continue north. Follow the road until you reach Nuccio Parkway, then turn right Head east to 3rd Avenue, following the roundabout to the left to 4th Avenue. Head east to 19th Street. Turn left. Head North to 6th Avenue, turn right. Travel east to arrive at **1919 E. 6th Avenue**. The property will be on your right at the N. 20th Street stop sign.



PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS



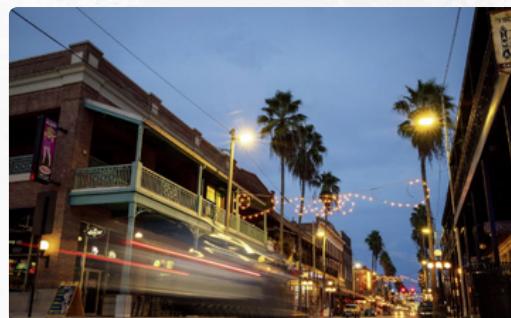
RETAIL & COMMERCIAL OPPORTUNITY IN YBOR CITY: A RARE COMMERCIAL RETAIL PROPERTY WITH PRIME VISIBILITY & FLEXIBILITY

This exceptional property offers artists, professionals, educators, consultants, retailers, and creatives the chance to establish themselves in one of Tampa's most vibrant and rapidly evolving business districts. Ybor City continues to flourish as a center for commerce, culture, and community, attracting steady local and regional traffic throughout the year.

East Tampa and Ybor City rank among the most desirable sub-markets in the Tampa Bay area, known for their strategic location, commercial significance, and business-friendly environment.

This modern commercial building features a spacious and flexible layout with 3 floors and a roof top terrace- ideal for office, retail or gallery use. **Zoned YC-7 (Mixed Use)**, allows a versatile range of commercial and residential applications. The site also provides dedicated onsite parking in the rear along with onsite street parking, a rare convenience in Ybor City. Located $\frac{1}{2}$ block from one of the area's largest public parking garages and steps from another major lot, it ensures effortless access and convenience for clients, customers, and staff.

Positioned along highly visible N. 20th Street, the property enjoys excellent frontage and exposure within a thriving commercial pocket surrounded by established local businesses. This property also sits within a **Qualified Opportunity Zone (QOZ) and a Qualified HUBZone**, offering potential incentives for investors and small business development. With its unique character, premium zoning, and strategic location, this property represents a standout opportunity in Ybor City—one that rarely comes to market.



Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



NEED OUR HELP?

- Buyer & Seller Representation
- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.



THE MOST ADVANCED COMMERCIAL REAL
ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



CALL OUR TEAM TODAY!
813.935.9600



**TINA MARIE ELOIAN CCIM
BROKER**

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM

