

NET ZERO BUILDING FOR SALE



WITTNER WOLLMAN GROUP



 1950-1990 CENTRAL AVE ST. PETERSBURG, FL 33712

KW ST PETE
KELLERWILLIAMS®

JENNA MALOWANY

704-516-9387

JMALOWANY@KWCOMMERCIAL.COM



FOR SALE



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5,050 SF TOTAL | \$3,250,000

- 2,750 SF OFFICE AVAILABLE FOR OCCUPANCY
- CASH-FLOWING 2,300 SF RESTAURANT TENANT IN PLACE
- NET ZERO CONSTRUCTION (SOLAR + GEOTHERMAL)
- 16 COVERED PARKING SPACES
- 1 HANDICAP, 1 ELECTRIC VEHICLE CHARGING STATION
- HARD CORNER VISIBILITY



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PROPERTY HIGHLIGHTS

- GRAND CENTRAL DISTRICT
- LOCATED IN THE ACTIVITY CENTER & SUNRUNNER OVERLAY
- FLAGPOLE SIGNAGE VISIBLE FROM I-275 WITH EXPOSURE TO APPROXIMATELY 144,000 VEHICLES PER DAY
- PEDESTRIAN-ORIENTED, AMENITY-RICH CORRIDOR

RARE NET ZERO ASSET

- LARGEST PRIVATE SOLAR ARRAY IN PINELLAS
- GEOTHERMAL HVAC AND HEAT PUMPS
- EXCEPTIONALLY LOW OPERATING COSTS
- 182 BOSCH SOLAR MODULES

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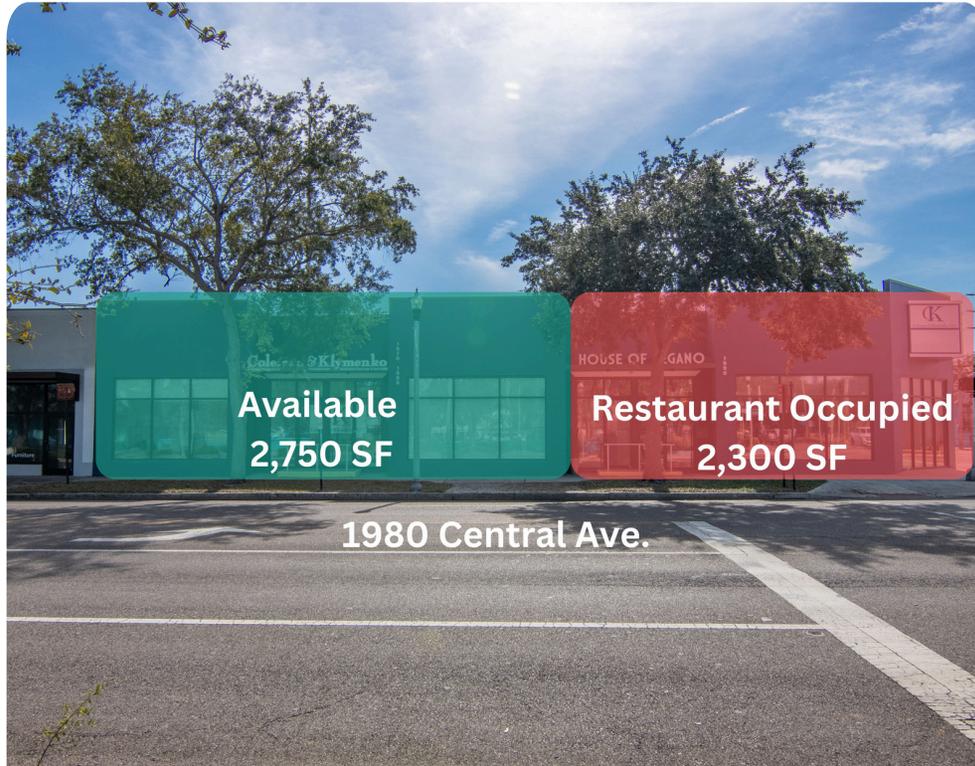


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OWNER USER - INVESTMENT

- BANK OR CREDIT UNION BRANCH
- ACCOUNTING OR CPA FIRM
- LAW FIRM OR LEGAL SERVICES
- MEDICAL OFFICE OR SPECIALTY CLINIC
- MED SPA OR AESTHETIC SERVICES
- INSURANCE AGENCY OR BROKERAGE
- REAL ESTATE BROKERAGE OR TITLE COMPANY, MORTGAGE
- EXECUTIVE OFFICE SUITES
- TECH OR CREATIVE OFFICE
- BOUTIQUE FITNESS OR WELLNESS STUDIO
- RETAIL SHOWROOM
- RESTAURANT, CAFÉ, OR SPECIALTY FOOD CONCEPT



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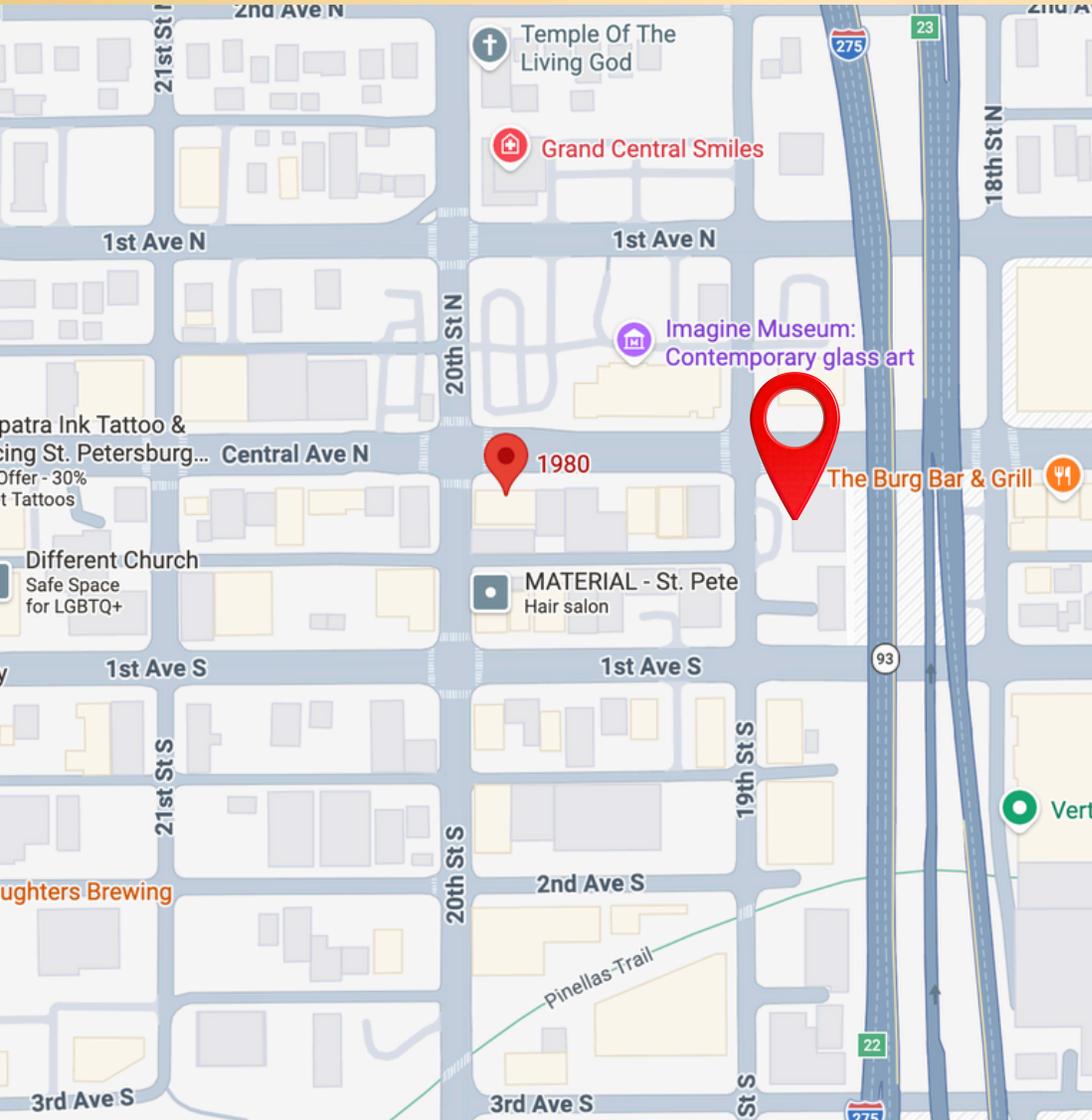


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NEARBY ATTRACTIONS

- POUR & DECOR
- PULPO KITCHEN + LOUNGE
- THE BURG BAR & GRILL
- ARTPOOL GALLERY
- OYSTER BAR ST. PETE
- LALA ST. PETE
- TROPHY FISH
- GRAND CENTRAL BREWHOUSE
- THE DOG BAR
- IMAGINE MUSEUM
- WAREHOUSE ARTS DISTRICT
- CENTRAL AVENUE DINING AND RETAIL CORRIDOR
- HISTORIC KENWOOD NEIGHBORHOOD

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