

FOR SALE

Redevelopment Opportunity

3530 49th Street N., St. Petersburg, FL 33710



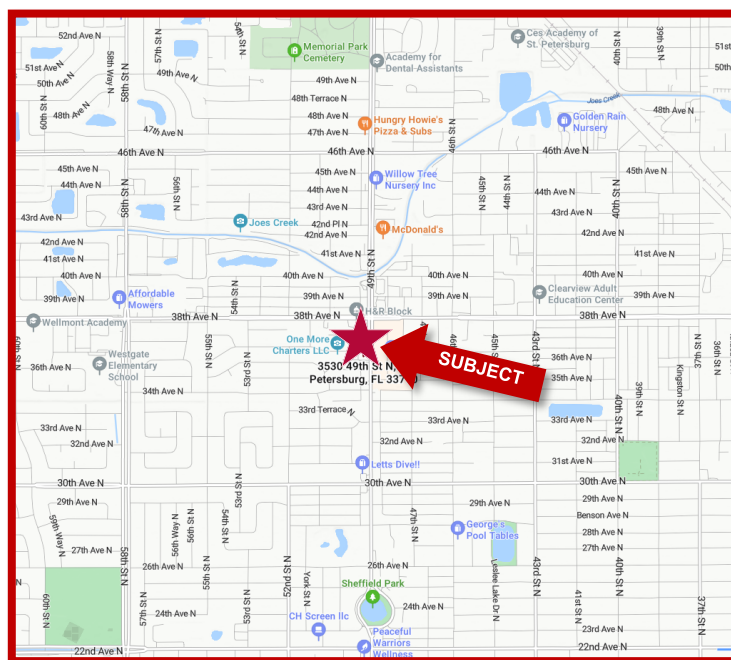
PRICE IMPROVEMENT !



FEATURES

- ❖ Highly Visible 7,889/SF Free Standing Building
- ❖ .86 Acres with 3 access points from 49th St. N., 36 Ave N. and 35th Ave N.
- ❖ 275 Feet of Frontage on 49th St. N.
- ❖ Building was Built in 1968 and recently remodeled
- ❖ New Roof in 2022
- ❖ Zoning Corridor Commercial Suburban – 1 City of St. Petersburg
- ❖ Traffic Count: 22,000 Vehicles per Day
- ❖ Located in Flood Zone X
- ❖ Highly Visible Pole Signage on 49th St. N.
- ❖ Located directly across from Publix anchored Disston Plaza Shopping Center
- ❖ Parcel ID: 09-31-16-55224-000-0010 and Parcel ID: 09-31-16-55206-000-0130
- ❖ **Please do not disturb Operator/Business**
- ❖ **Price Improvement: \$2,590,000.00**

LOCATION MAP



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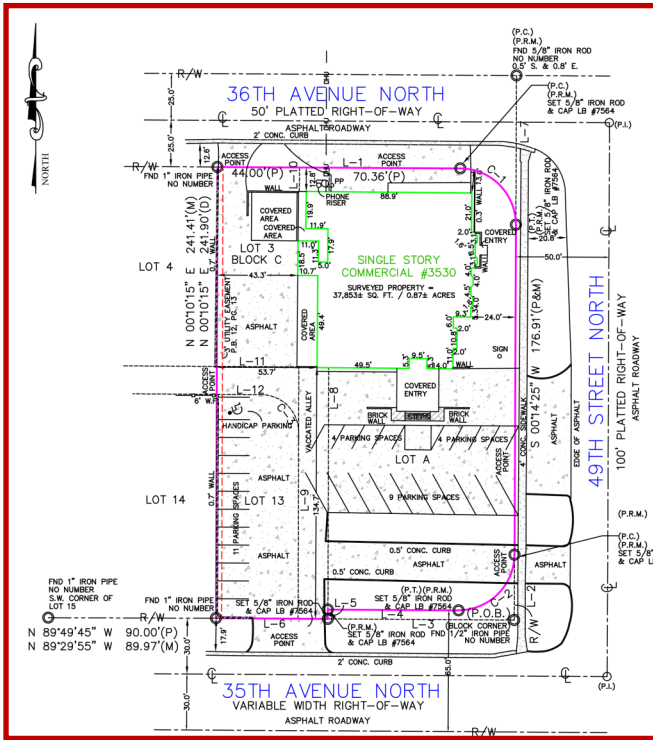


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Survey



Interior Photos



Aerial Map



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