

Property Investment Profile

Property Overview

- **Address:** 1626 49th St. South, Saint Petersburg, FL 33707
- **County:** Pinellas
- **Zoning:** CCS-1 (Commercial Corridor Suburban)
- **Total Units:** 7 (Mixed-Use)
- **Bedrooms / Bathrooms:** 10 Beds | 8 Baths
- **Heated Area:** 4,848 SqFt
- **Total Area:** 5,328 SqFt
- **Lot Size:** 14,580 SqFt
- **Year Built:** 1985

Financial Summary

- **Monthly Gross Income:** \$10,545
- **Annual Gross Income:** \$126,540
- **Monthly Operating Expenses:** \$1,175
- **Annual Operating Expenses:** \$14,100
- **Net Operating Income (NOI):** \$112,440
- **Offered Price:** \$990,000
- **Capitalization Rate (CAP):** 11.36%

Unit & Lease Breakdown

Residential Units

Unit	Lease Expiry	Monthly Rent
Apt #01	Month-to-Month	\$1,850
Apt #02	February 2026	\$2,100

Commercial Units

Unit	Business Type	Lease Expiry	Monthly Rent
Store #01	Tattoo Shop	April 26, 2026	\$1,275
Store #02	Small Church	December 30, 2026	\$1,565
Store #03	Insurance Company	Month-to-Month	\$1,385
Store #04	Massage Therapist	October 25, 2025	\$1,250
Ice Machine	Leased Asset	August 25, 2030	\$725

Investment Highlights

- Strong **NOI of \$112,440** with low operating expenses
- High **CAP Rate of 11.36%** at current asking price
- **Diverse tenant mix** including residential, commercial, and long-term leased asset
- **Staggered lease expirations** ensure income stability
- **Zoning (CCS-1)** allows for versatile commercial use
- Located in the **high-demand Saint Petersburg area**
- Potential **value-add** through rent increases or upgrades

Contact Information

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Buyer or buyer's agent has the right to verify all information during the due diligence period.