

FOR SALE

LIVE WORK PLAY MASTERPIECE

103 East Genesee Street Tampa, FL 33603



PROPERTY DESCRIPTION

Discover a versatile property in the heart of Seminole Heights, ideal for live/work arrangements or investment opportunities. The upstairs features a comfortable 2-bedroom, 1-bath apartment, while the downstairs includes a cozy 2-bedroom, 1-bath unit, a spacious yoga studio, and a large flex space adaptable to various needs. Enjoy a charming patio and a private rooftop deck for relaxation or entertaining. Current CI zoning designation lets you go as far as your imagination can! Plus, enjoy all the various retail and dining venues perfectly located in the heart of Seminole Heights. This property offers endless possibilities—live upstairs and run your business downstairs, rent out the apartment, or tailor the space to your vision. Embrace the flexibility and make this unique property your perfect match.

PROPERTY HIGHLIGHTS

- Live/Work/Play
- Investment Opportunity
- Great Seminole Heights Location

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	4
Lot Size:	0.11 Acres
Building Size:	4,585 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	689	1,808	6,533
Total Population	1,519	4,092	14,692
Average HH Income	\$99,696	\$85,431	\$91,052

Craig Scafidi, CCIM
(813) 220-0713

John Renslow
(813) 464-5777

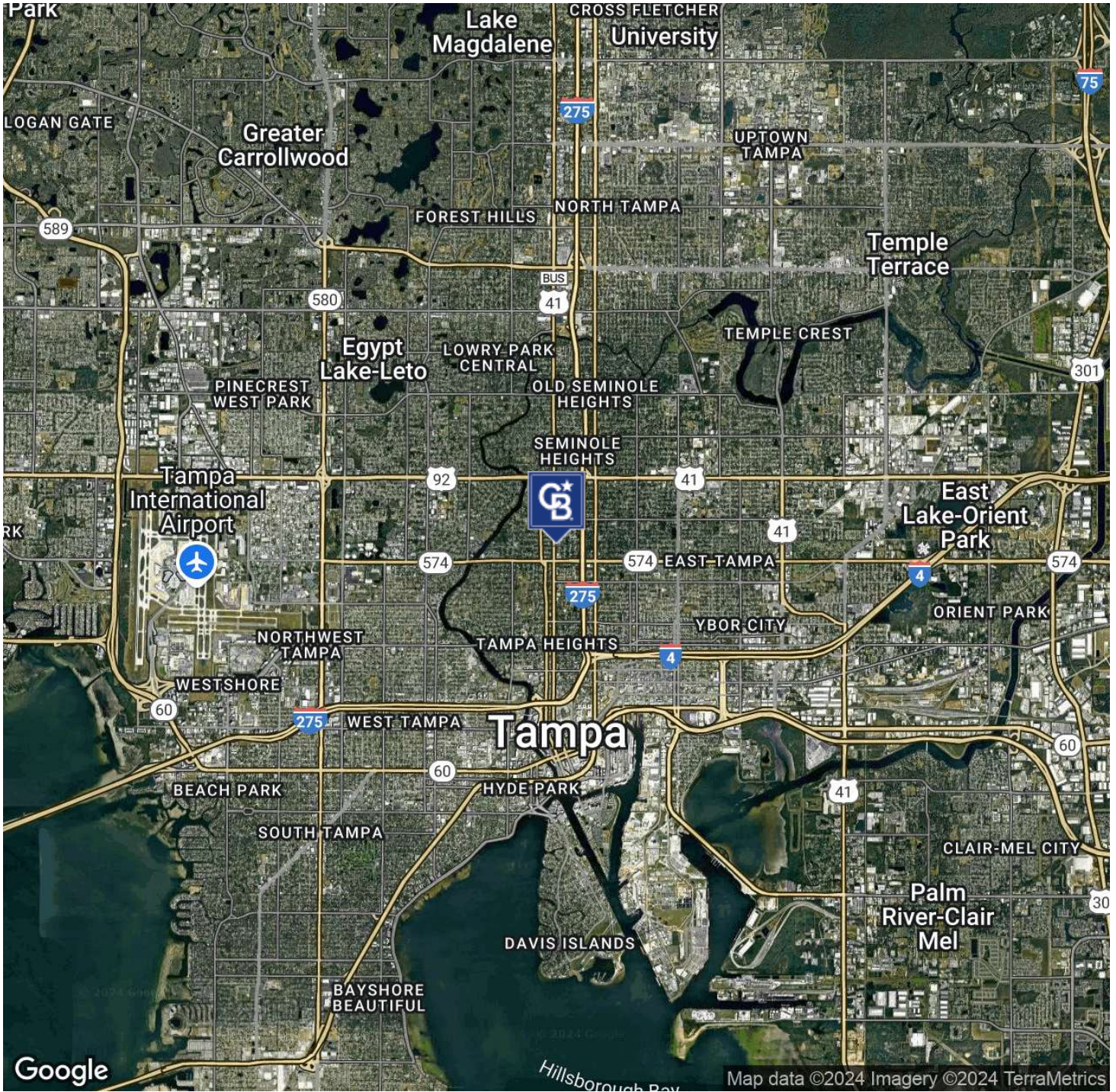


**COLDWELL BANKER
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REALTY

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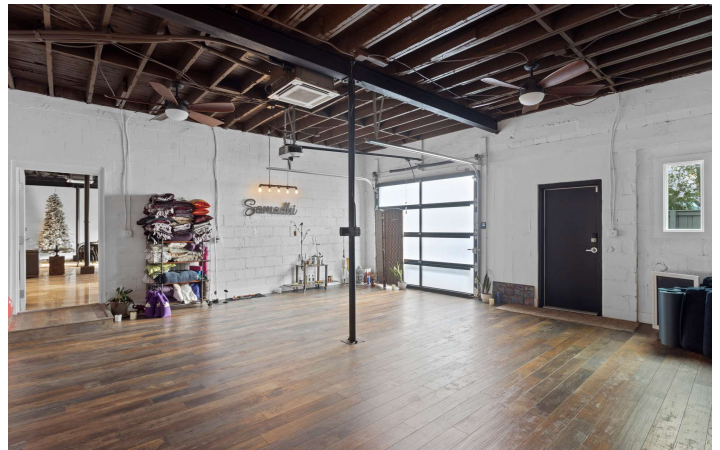


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SEMINOLE HEIGHTS

Seminole Heights is a historic neighborhood and district located in central Tampa just minutes North of Downtown. It has a rich history dating back to the early 20th century. Today, Seminole Heights has a bustling night scene, thanks to popular restaurants, craft breweries and distilleries as well as eclectic shops and modern bohemian appeal. Artists, students, musicians, hipsters and young families are all drawn to its strong sense of community and distinctive atmosphere.

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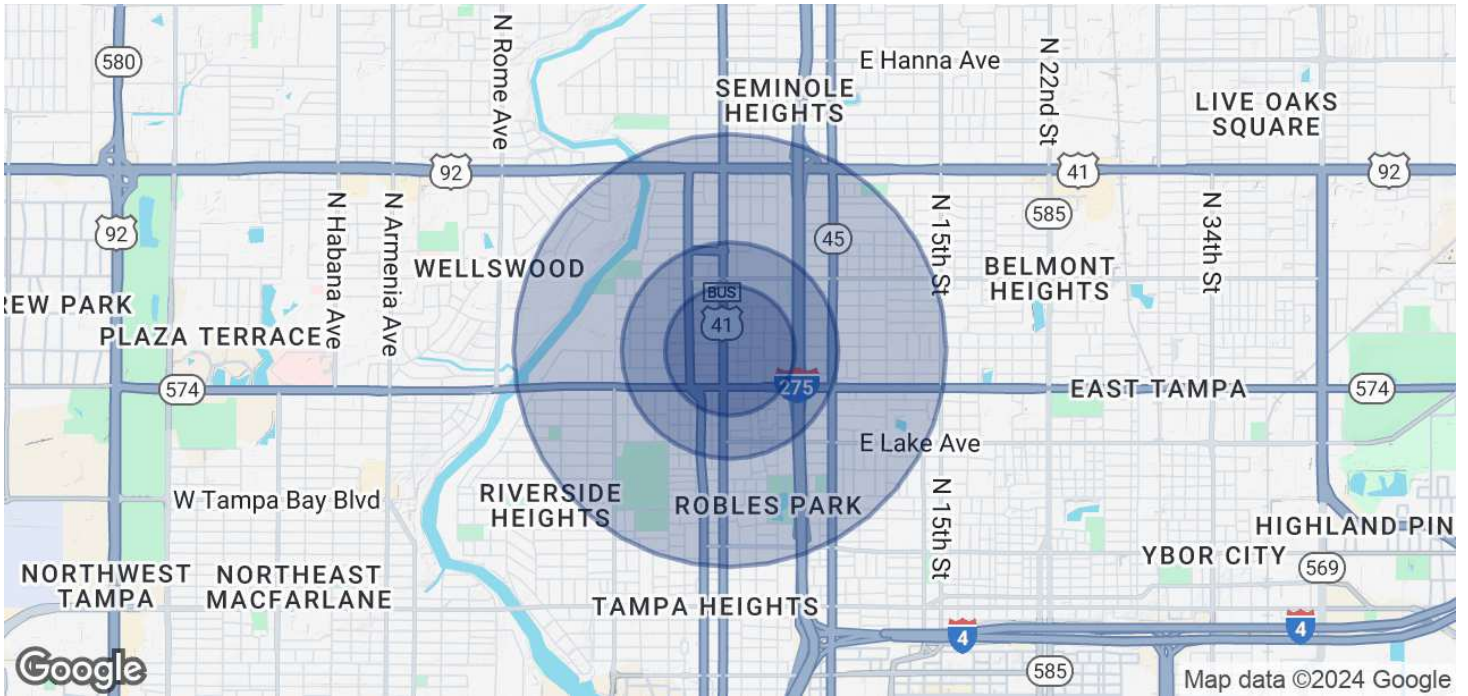


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,519	4,092	14,692
Average Age	40	37	40
Average Age (Male)	39	36	39
Average Age (Female)	41	38	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	689	1,808	6,533
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$99,696	\$85,431	\$91,052
Average House Value	\$384,179	\$397,341	\$420,514

Demographics data derived from AlphaMap

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