

FOR SALE

4689 22ND AVE S., ST. PETERSBURG, FL 33711

COASTAL
COMMERCIAL
REAL ESTATE

COASTAL PROPERTIES GROUP INTERNATIONAL, LLC



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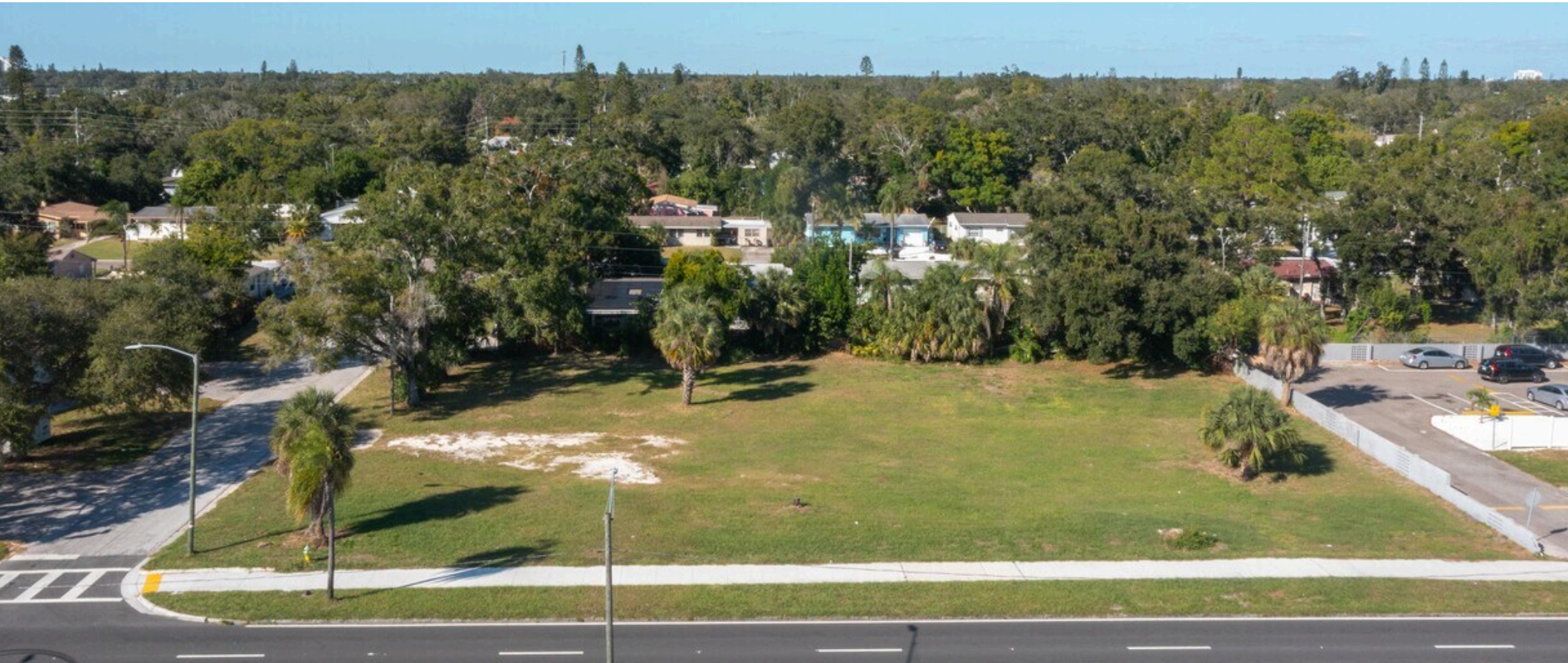
Forbes
GLOBAL PROPERTIES

INVESTMENT HIGHLIGHTS
Three parcels totaling approximately 0.60 acres

PRICE | \$725,000

DIMENSIONS | 142.5' x 185'

ZONING | NSM-1 (Neighborhood Suburban Multifamily)



PROPERTY DETAILS

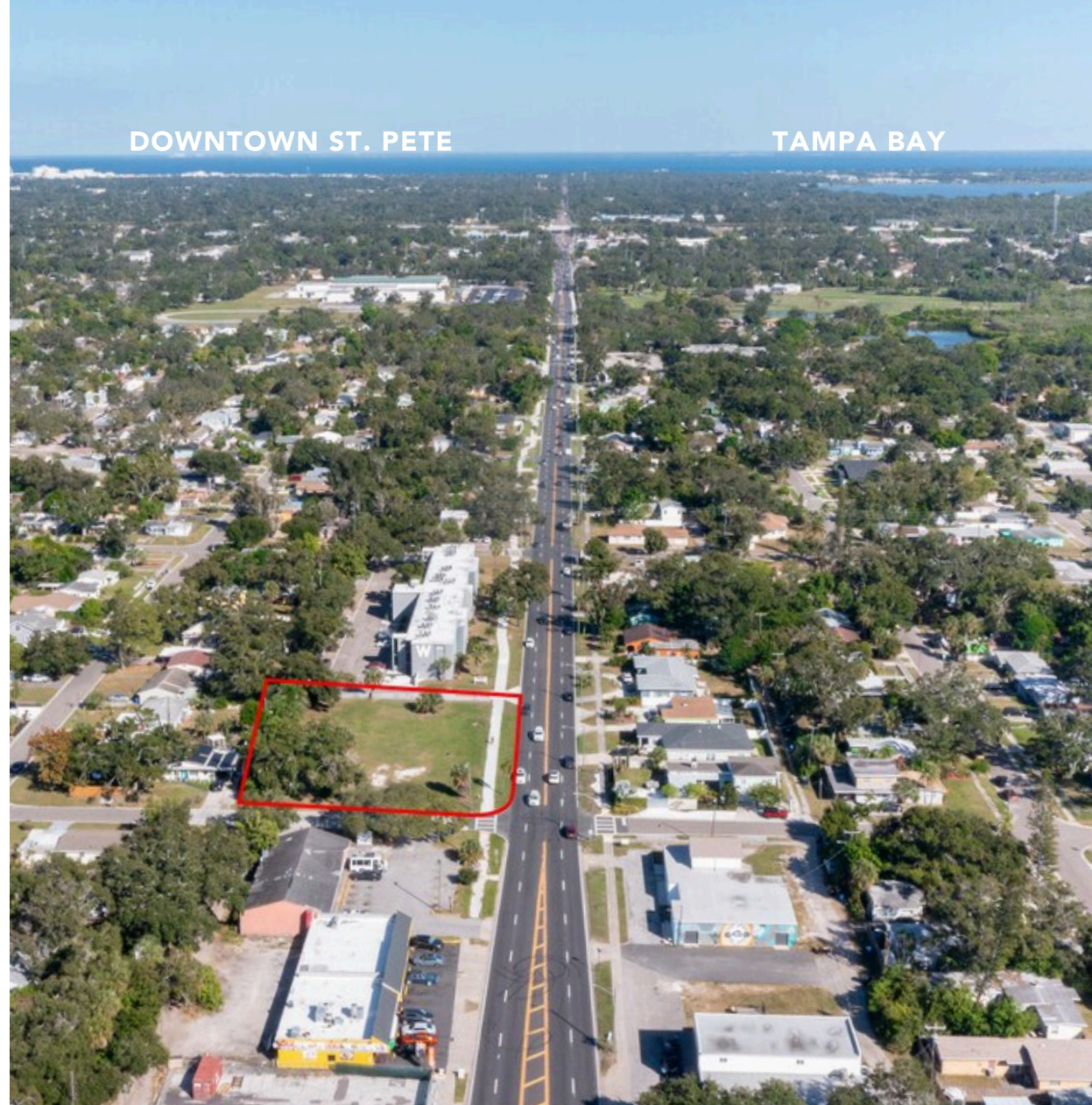
A rare infill opportunity in one of Pinellas County's most vibrant and rapidly developing submarkets.

The property consists of three contiguous parcels totaling 0.60 acres (142.5' x 185') zoned NSM-1, ideally positioned between Downtown St. Petersburg and the Gulf Beaches. The site is within walking distance of the historic Gulfport Waterfront Arts District and less than one mile from Clam Bayou Nature Preserve, offering a unique blend of cultural amenities and natural beauty.

With convenient access to public transit and major thoroughfares, the property offers excellent connectivity for future residents or tenants.

The site was previously approved in 2018 for 12 workforce housing units. Plans and the City approval letter are available upon request, though the approval process would need to be reinitiated with the City.

Buyers are advised to independently confirm zoning, future land use, permitted uses, utilities, and development regulations with the City of Gulfport, City of St. Petersburg and Pinellas County prior to purchase or redevelopment.



LOCATION HIGHLIGHTS

- Convenient access to public transit and major corridors
- Less than 1 mile to Clam Bayou Nature Preserve
- Just a 5-minute drive to the Downtown Gulfport Arts District

DEVELOPMENT POTENTIAL

- NSM-1 zoning allows up to 3 stories and approximately:
- 9 units by right (15 units per acre)
 - Up to 12 units with Workforce Housing bonus (21 units per acre)

