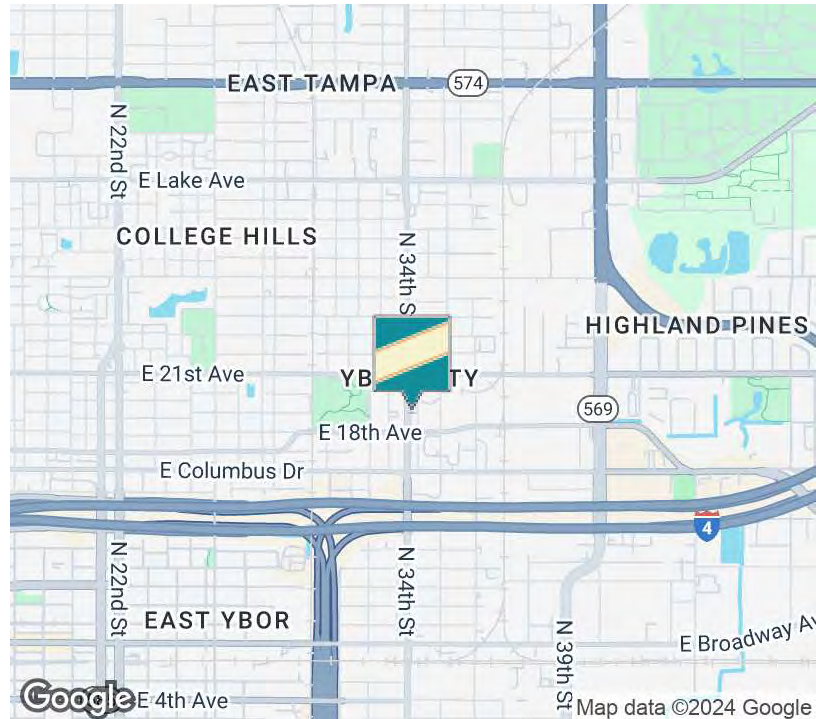




**YBOR OFFICE/RETAIL/WAREHOUSE/RECORDING STUDIO/APARTMENTS**

2811 - 2813 N 34th St, Tampa, FL 33605

**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Sale Price:	\$995,000
Lot Size:	0.34 Acres
Building Size:	5,568 SF
Renovated:	2021
Zoning:	CI
Market:	Tampa Bay
Submarket:	Ybor
Price / SF:	\$178.70

**PROPERTY OVERVIEW**

PRICE IMPROVEMENT!

This two-story freestanding building in Tampa offers 5,568 square feet of space. The ground floor, currently a recording studio, features 5 rooms, double drywall, separate A/C, and upgraded surfaces—ready for media professionals, podcasts, or radio. The structure of this building accommodated four bay doors prior to studio conversion, which could be added back for other uses. The upstairs is currently used as office storage, but three individual apartments await conversion back to income-producing units. With a new roof (2022), fenced-in parking, and a prime location near I-4 and Historic Ybor, this property won't last long.

Zoning: CI zoning allows for multiple uses.

Additional Parcel: The property includes an extra 4,850-square-foot parcel with an existing water meter which is also zoned CI.

Located less than a quarter mile from I-4 and two miles from I-275, this property is conveniently situated near the intersection of N 34th St and E 18th Ave, providing easy access to the thriving downtown district.

**Kari L. Grimaldi/ Broker**

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## YBOR OFFICE/RETAIL/WAREHOUSE/RECORDING STUDIO/APARTMENTS

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### OPPORTUNITY ZONE BENEFITS!

#### SALE HIGHLIGHTS

- Owner financing available
- Opportunity Zone
- Two-story free standing building near Historic Ybor
- 5,568sf building zoned CI with an additional fenced in parcel
- Phase 1 Environmental Study completed in May 2021
- Separate water meter on included parcel
- New roof by American Roofing in 2022
- New laminate luxury flooring 6 months ago
- 10 ft ceiling height
- Currently a fully built out Recording Studio with 5 rooms
- Load bearing beams every 24 feet which would allow for bay doors to be reinstalled
- Alarm system installed
- A Phase 1 Site Assessment was completed in 2021
- Downstairs has an Isolated Ground
- Double drywall and soundproofing on bottom story
- 4 rooms have exhaust fans by Infinity
- All studio walls can be moved and are not load bearing
- Building has termite inspection warranty for 3 years
- Property has one-way back flow device
- CI Zoning allows for 109 different uses including the following: Retail and Sales, Office, Radio/Television Studio, Residential, Restaurant, Hotel and Motel, Warehouse and Storage, Bar or Lounge, Club, Cigar Lounge, or smoking (exhaust fans already in place), Medical facility, Light Manufacturing, Automotive Repair and Autobody



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## YBOR OFFICE/RETAIL/WAREHOUSE/RECORDING STUDIO/APARTMENTS

2811 - 2813 N 34th St, Tampa, FL 33605

### PROPERTY DESCRIPTION

#### PROPERTY DESCRIPTION

OWNER FINANCING AVAILABLE IN AN OPPORTUNITY ZONE!

2811 & 2813 N 34TH ST, TAMPA, 33605

This property combines a standalone building with an additional parcel, offering versatility for various purposes—from offices and retail spaces to industrial ventures and multi-family uses.

Free standing CI zoned property located minutes from I-4, Historic Ybor and Downtown Tampa.

Two-story freestanding building with 5,568 square feet with a new roof in 2022. The bottom floor was completely converted to a Recording Studio in 2018; however, it still has structural beams every 24 feet, and 4 bay doors which were removed for this buildout could be added back. This recording studio boasts 5 rooms, double drywall, separate A/C, 4 exhaust fans, a bathroom and a kitchen. Plumbing for a second bathroom is capped off and could also be added back. Nearly every surface of this space was upgraded and is move in ready for a recording studio, radio, podcast and several other media professions.

The top floor is set up as three individual apartments. The plumbing is currently capped off upstairs and this area is used for storage, but it could easily be converted back to income producing apartments. Interior stairs could also be added to make this one unit with the bottom story.

The three apartments are laid out as follows:

- 2 bedroom / 2 bathroom
- 1 bedroom / 1 bathroom
- 1 bedroom / 1 bathroom

This property is completely fenced in and has 15 parking spaces. Within this fenced in area is an additional 4,850sf parcel that already has a water meter.

This opportunity for an Owner-user or Investor won't last long! Perfect location near I-4 and Historic Ybor.

Easy access to Tampa Riverwalk, Amalie Arena, and the historic Ybor City.



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## YBOR OFFICE/RETAIL/WAREHOUSE/RECORDING STUDIO/APARTMENTS

2811 - 2813 N 34th St, Tampa, FL 33605

### LOCATION

#### LOCATION DESCRIPTION

Located less than a quarter mile from I-4 and two miles from I-275, this property is conveniently situated near the intersection of N 34th St and E 18th Ave, providing easy access to the thriving downtown district.

Enjoy an array of upscale dining, retail, and entertainment options, including the Tampa Riverwalk, Amalie Arena, and the historic Ybor City. This prime location offers a seamless blend of convenience and vibrancy, making it an ideal choice for your next commercial venture.



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**YBOR OFFICE/RETAIL/WAREHOUSE/RECORDING STUDIO/APARTMENTS**

2811 - 2813 N 34th St, Tampa, FL 33605

**ADDITIONAL PHOTOS**



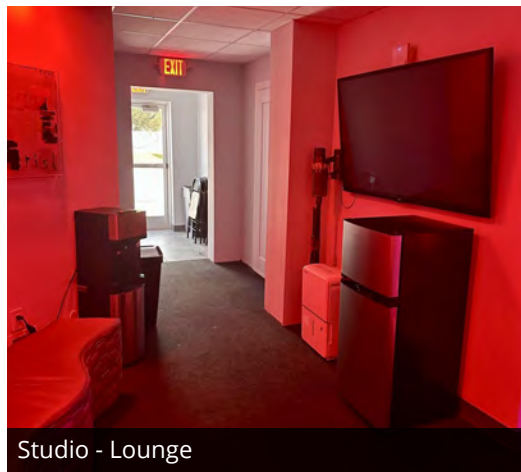
Foyer/Entry



Studio - Foyer/Entry



Studio - Recording Room



Studio - Lounge



Studio - Recording Room



Studio - Recording Room



Studio - Recording Room

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**YBOR OFFICE/RETAIL/WAREHOUSE/RECORDING STUDIO/APARTMENTS**

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**ADDITIONAL PHOTOS**



Studio - Recording Room



Studio - Recording Room



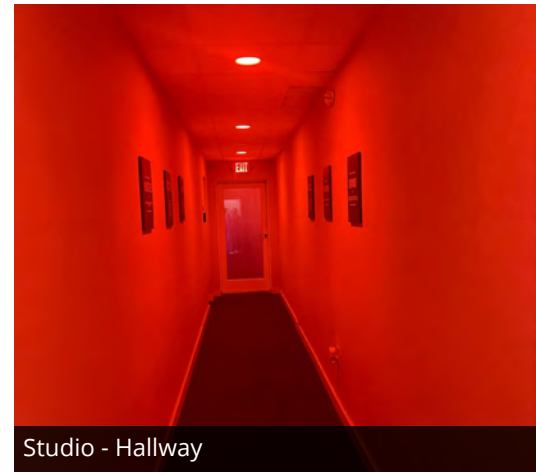
Studio - Lounge



Studio - Recording Room



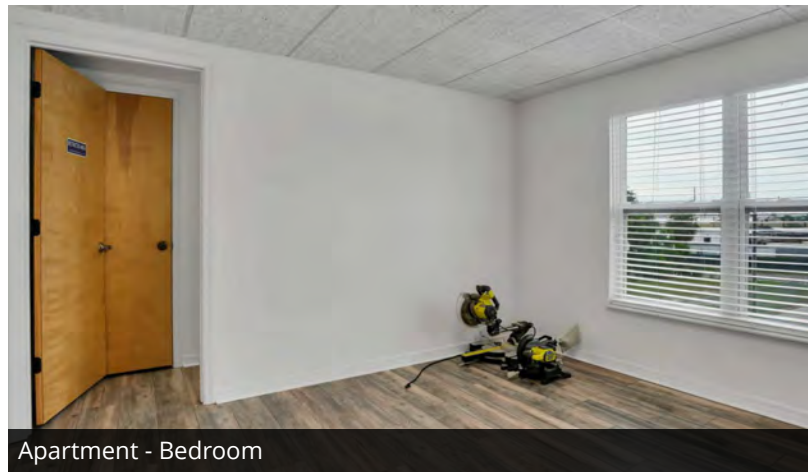
Studio - Recording Room



Studio - Hallway



Apartment - Bathroom



Apartment - Bedroom

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## YBOR OFFICE/RETAIL/WAREHOUSE/RECORDING STUDIO/APARTMENTS

2811 - 2813 N 34th St, Tampa, FL 33605

### PROPERTY DETAILS

Sale Price	<b>\$995,000</b>
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#### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CI
Lot Size	0.34 Acres
APN #	A-08-29-19-4NS-000001-00010.0 & A-08-29-19-4NS-000001-00009.0
Lot Frontage	150 ft
Lot Depth	970 ft

#### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	2.7
Number of Parking Spaces	15

#### UTILITIES & AMENITIES

#### LOCATION INFORMATION

Building Name	YBOR OFFICE/RETAIL/WAREHOUSE/RECORDING STUDIO/APARTMENTS
Street Address	2811 - 2813 N 34th St
City, State, Zip	Tampa, FL 33605
County	Hillsborough
Market	Tampa Bay
Sub-market	Ybor
Cross-Streets	N 34TH ST AND E 18TH AVE
Road Type	Paved
Market Type	Large
Nearest Highway	I-4
Nearest Airport	Tampa International Airport (TPA)

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**OPPORTUNITY ZONE**

**OPPORTUNITY ZONE HIGHLIGHTS**

- There are beneficial tax incentives that you can take advantage of by purchasing properties within a designated "Opportunity Zone".
- An Opportunity Zone is a community where new investments, under certain conditions, may be eligible for preferential tax treatment.
- Key Benefits of Investing in an Opportunity Zone:
  - Tax Deferral: Investors can defer paying taxes on previous gains
  - Step-Up in Basis: If the Opportunity Zone investment is held for at least 5 years, the basis of the original investment increases by 10%, and if held for 7 years, by an additional 5%.
  - Exclusion of Gains: If the investment is held for at least 10 years, any gains from the Opportunity Zone investment itself may be excluded from taxable income.
- A total of 427 Qualified Opportunity Zones are designated in Florida and located in every county in the state, stretching from the Panhandle through the Keys. Governors could nominate up to 25 percent of their state's eligible tracts to receive the designation.

*For additional information, please contact your CPA or Accounting Professional to assist with your personal tax considerations.*

*As always, please contact your Commercial Real Estate Advisor at Grimaldi Commercial Realty Corp. for assistance with your Sale and Purchase Investment needs.*



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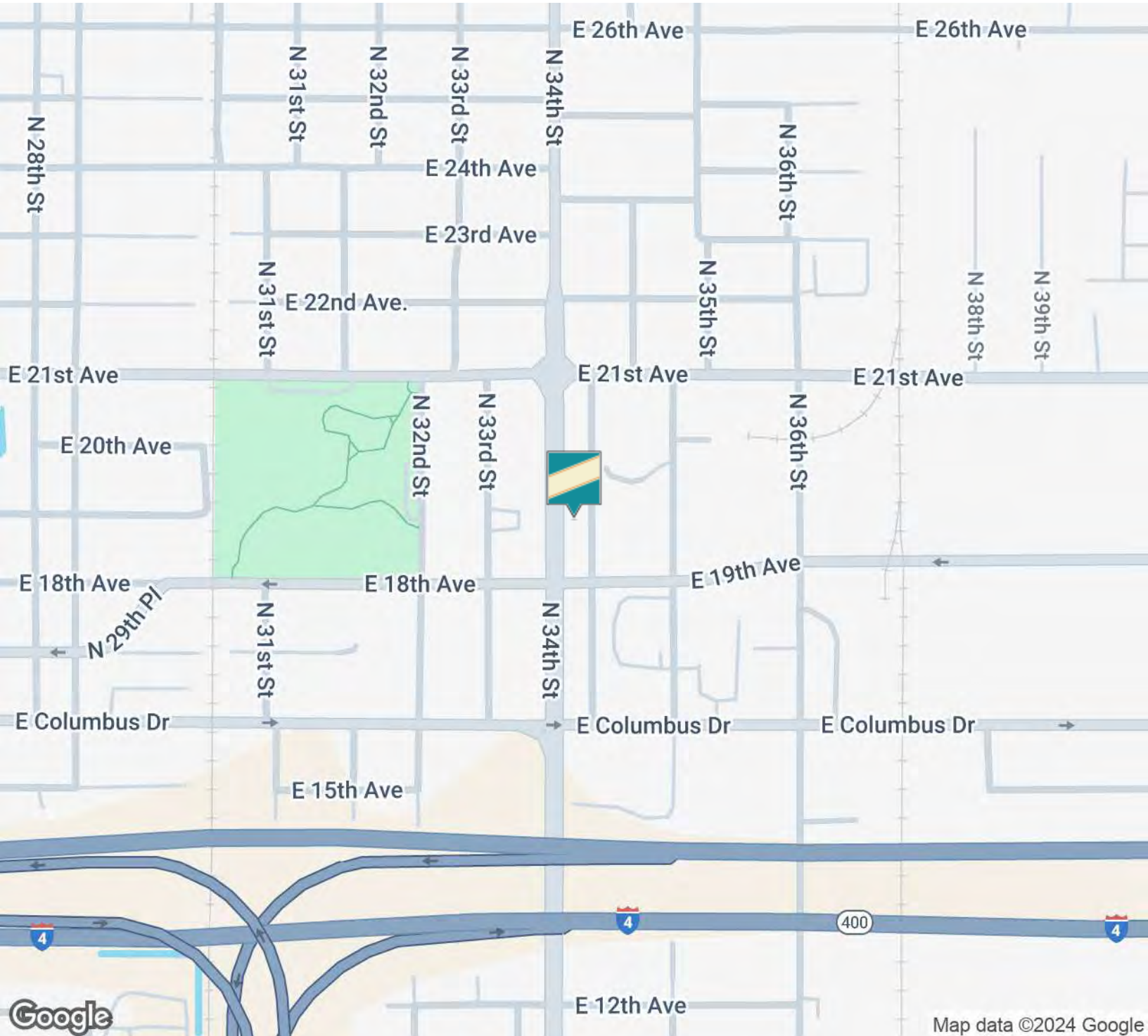




**YBOR OFFICE/RETAIL/WAREHOUSE/RECORDING STUDIO/APARTMENTS**

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**LOCATION MAP**



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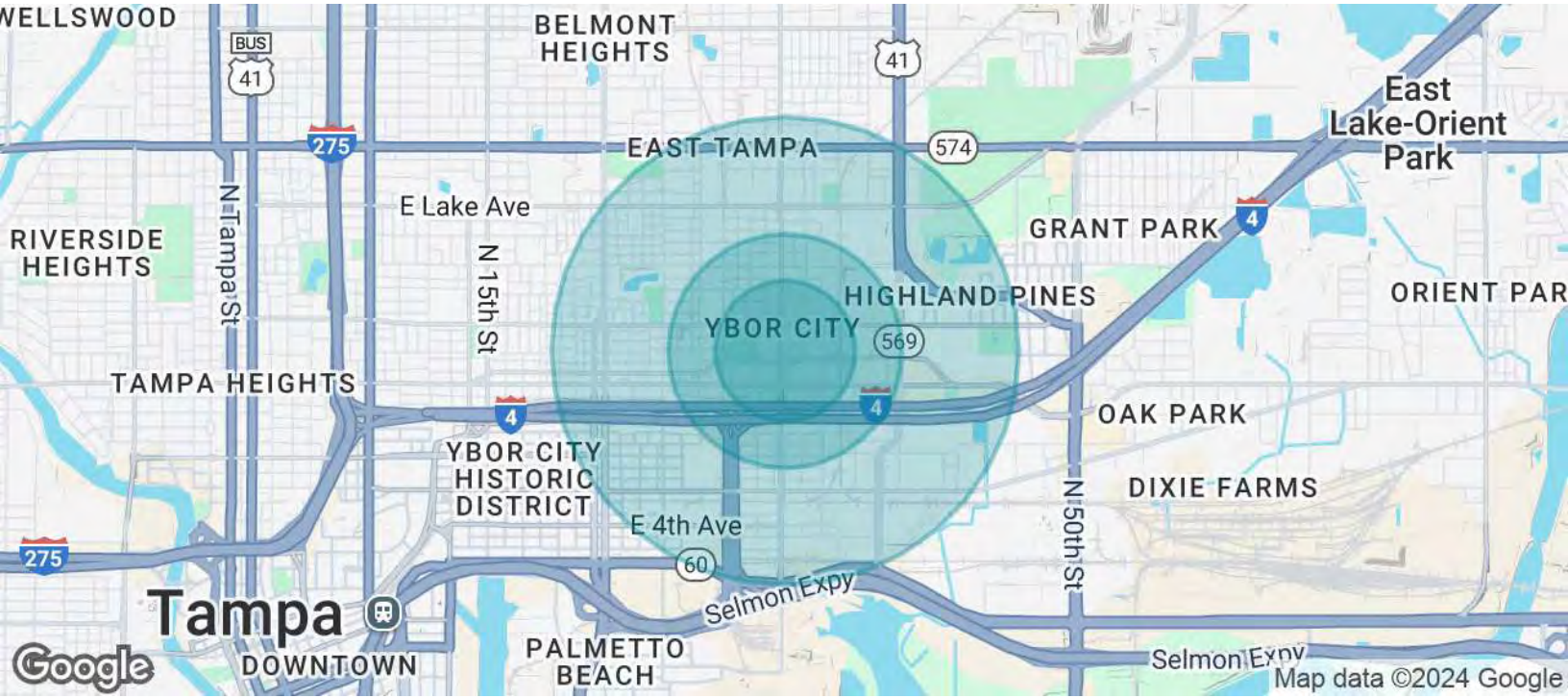
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	0	0	0
Average Age	0	0	0
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	0	0	0
# of Persons per HH	0	0	0
Average HH Income	\$0	\$0	\$0
Average House Value			

Demographics data derived from AlphaMap

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**AERIAL MAP**



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## ADVISOR BIO

### KARI L. GRIMALDI/ BROKER

President



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FL #BK3076744

### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Multiple Year Crexi Platinum Broker Award Winner

Areas of Expertise:

- Office and Build-to-Suit Sales & Leasing
- Medical Office Sales
- Retail Sales
- Industrial Sales
- Multifamily Investments
- Single NNN National Investments
- Land & Commercial Development
- Foreign Investors & Investment Specialist
- Seller Finance and Creative Financing
- 1031 & Reverse Exchanges
- Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

- REIC Member- Real Estate Investment Council
- CCIM Candidate- Certified Commercial Investment Member
- ICSC Member- International Council of Shopping Centers

### Kari L. Grimaldi/ Broker

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# GRIMALDI COMMERCIAL REALTY CORP.



## ADVISOR BIO

### JUSTIN WORTHINGTON

Commercial Real Estate Advisor



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Tampa, FL33613

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FL #SL3603509

### PROFESSIONAL BACKGROUND

Justin Worthington is a proud native of the Tampa Bay Area, where he has spent his entire life immersed in the community, including his time as a graduate of the University of South Florida. Prior to joining Grimaldi Commercial Realty, Justin gained over a decade of invaluable experience serving the public as a dedicated Law enforcement detective, Team Leader and Supervisor/Trainer. Justin brings a unique perspective and unwavering commitment to his role in commercial real estate. As a Team Leader and Supervisor, Justin has honed his leadership skills and developed a keen understanding of teamwork and accountability. His ability to effectively manage high-pressure situations and guide others through challenging circumstances speaks volumes about his character and professionalism.

Justin's transition into the commercial real estate arena was driven by his passion for real estate and for helping others, and his desire to continue serving the community. His background has instilled in him a strong sense of integrity, empathy, and professionalism, traits that he brings to every client interaction. As a member of the esteemed Grimaldi Commercial Realty team, Justin leverages his extensive network within the Tampa Bay Area to facilitate successful transactions and foster positive relationships. His dedication to client satisfaction and his deep understanding of the local market dynamics position him as a trusted advisor and advocate for his clients' real estate needs.

### Areas of Focus:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Land Sales
- Seller Financing and Creative Financing

### EDUCATION

University of South Florida