

JUST LISTED!

BRANCH AVE FLATS

📍 4002 - 4004 N Branch Ave, Tampa, FL 33603

INVESTMENT HIGHLIGHTS

- Renovated 7-Unit Multifamily Asset in the Highly Sought-After Seminole Heights Neighborhood
- 1985 Concrete Block Construction with Pitched Roofs and Central HVAC
- Over \$120,000 in Significant Capital Improvements Completed Under Current Ownership
- Each Unit Features Vinyl Wood Flooring, Granite Countertops, Stainless Steel Appliances Including Dishwashers, Updated Cabinetry, and In-Unit Washer and Dryers
- Recent Exterior Improvements Include 2024 Roof Replacement, Bermuda Shutters, Repaved Parking Lot, and Enhanced Landscaping
- Located Just 1.5 Miles from the \$800M Robles Park Village Redevelopment – a Future Mixed-Income, Mixed-Use Community Featuring 1,850+ Homes, Over 1,200 Affordable Units, Retail, a Community Resource Hub, and Zion Cemetery Memorial
- Convenient Access to Key Destinations & Entertainment: Downtown Tampa (3.3 Mi), Ybor City (3.4 Mi), Armature Works (4.9 Mi), Seminole Hard Rock Hotel & Casino (7.8 Mi)
- Nearby Major Employers Include St. Joseph's Women's Hospital (3.5 Mi), Tampa General Hospital (4.7 Mi), and University of South Florida (6.4 Mi)
- Ideally Positioned Less Than 5 Minutes from The Heights, a 40+ Acre Mixed-Use Riverfront Redevelopment Featuring Residential, Office, Retail, and Public Spaces
- Within Close Proximity to Gasworx, Tampa's \$3+ Billion, 50-Acre Master-Planned District Adding 5,000 Residential Units, 500,000 SF of Office, and 150,000 SF of Retail

INVESTMENT DETAILS

Price	\$1,435,000
Price Per Unit	\$205,000
Number of Units	7
Year Built	1985





8-Minute Drive to..
DOWNTOWN TAMPA
70,000+ Employees & 11.4-Million SF of Office

THE HEIGHTS DISTRICT
40+ Acre Mixed-Use Development

ROBLES PARK VILLAGE
\$800M Master-Planned Redevelopment

Branch Ave Flats



N Florida Ave

FranklinStreet



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