



# FOR SALE OR LEASE

**\$1,950,000**

**\$29.00 PSF NNN**

**OPERATING EXPENSE: \$5.97 PSF**

**1,200 - 3,600-SF: RETAIL / FLEX**

**1745 1ST AVENUE SOUTH  
SAINT PETERSBURG, FL 33712**



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# EXECUTIVE SUMMARY

## PRICE & RATE

\$1,950,000

\$29.00 PSF NNN

OPEX: \$5.97 PSF

### ***Versatile Commercial Property Available in the Heart of Downtown St. Petersburg***

Available for Sale or Lease, this exceptional opportunity awaits in the thriving Grand Central District of Downtown St. Petersburg, just steps from the Edge District and adjacent to the 86-Acre Gas Plant Redevelopment Project. Previously home to Avid Brewing, this 3,600-square-foot building is now primed for a variety of uses beyond brewing. Whether you're envisioning a café, coffee shop, wine bar, creative studio, fitness space, event venue, or other retail use, this property offers unmatched flexibility in a dynamic location.

The front portion of the building spans 2,400 square feet, featuring an open and adaptable layout perfect for customer-facing operations. Connected to this is a 1,200-square-foot modern addition with soaring 16-foot ceilings, offering an environment suited for a range of business concepts. This space can also be divided into 1800 square feet to suit your needs. The space currently has a built-in bar with 3 compartment sink and a roll-up door that leads to an outdoor area ideal for additional seating, special vents, or parking for a food truck. Additional amenities include a walk-in cooler, enclosed outdoor storage, and a mezzanine office space overlooking the rear section of the building.

Convenient parking options include numerous city-owned public parking spaces under I-275, located just half a block away, as well as ample street parking nearby.

Don't miss the chance to bring your vision to life in one of St. Pete's most vibrant and rapidly growing districts. Contact us today to explore the possibilities!

# PROPERTY HIGHLIGHTS



## Highlights

- Unmatched DTSP location (Grand Central)
- One of a kind free-standing property
- Endless possible uses
- Walk-in fridge
- Proximity to all that the area has to offer, from the Rays stadium/Gas Plant Redevelopment to local restaurants, hotels and boutiques



### ADDRESS

1745 1st Ave South  
St. Petersburg, FL 33712



### PARCEL ID

24-31-16-29718-017-0110



### SQUARE FEET

Building: 3,600-SF  
Land: 5,000-SF



### ZONING

DC-2



### USE

Retail / Flex



### PARKING

4 Spaces on-site  
Street and off-street available



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# PHOTOS





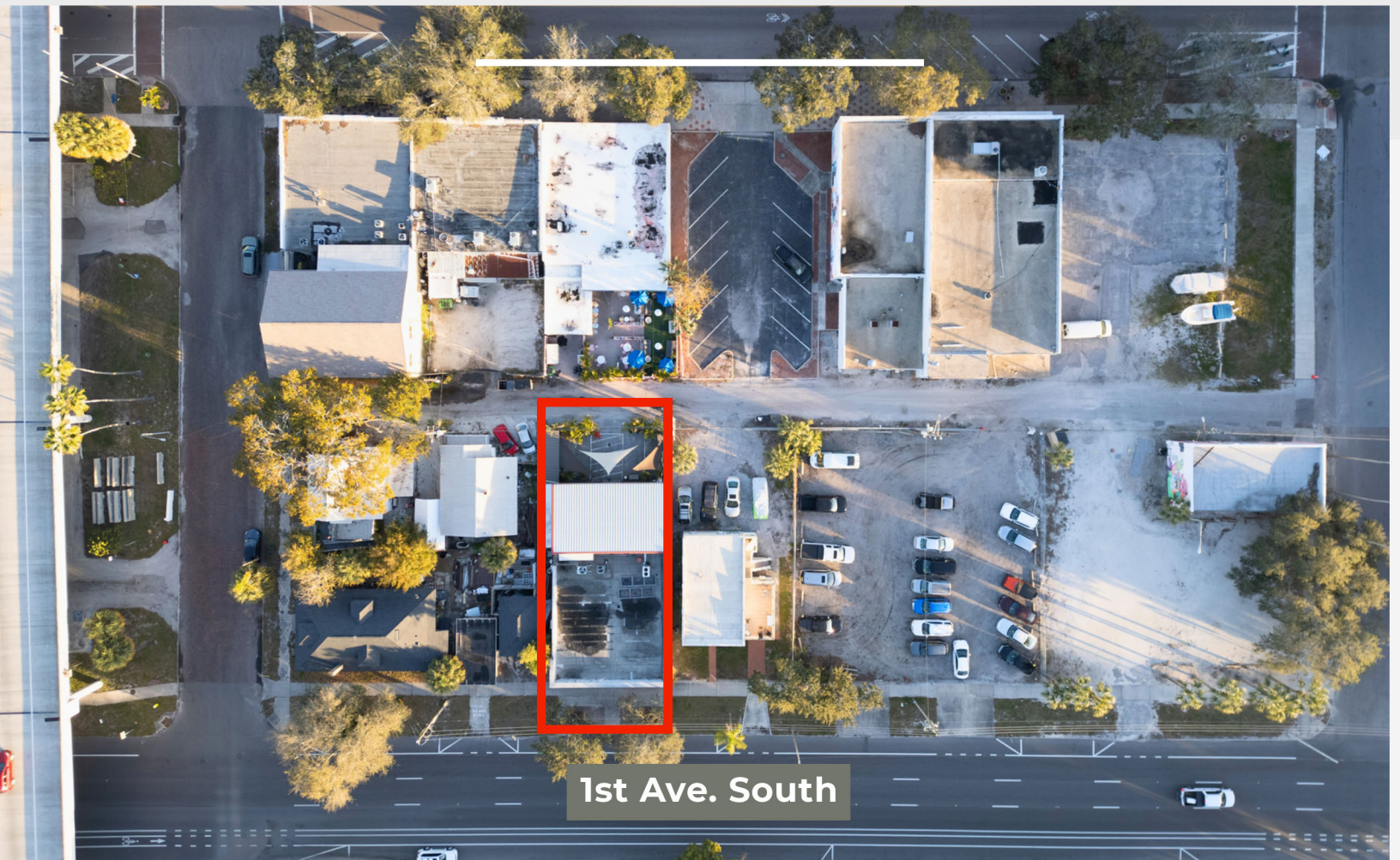
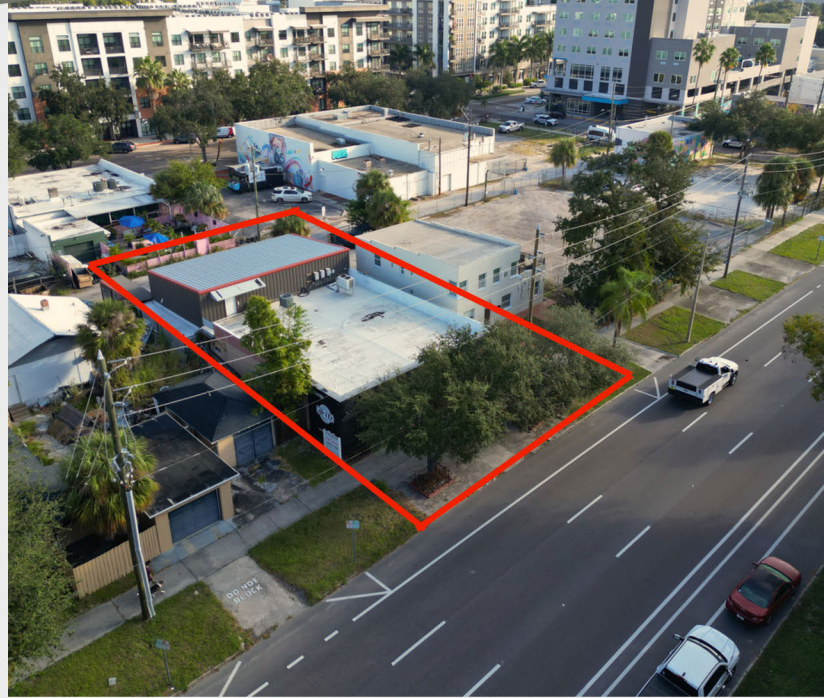
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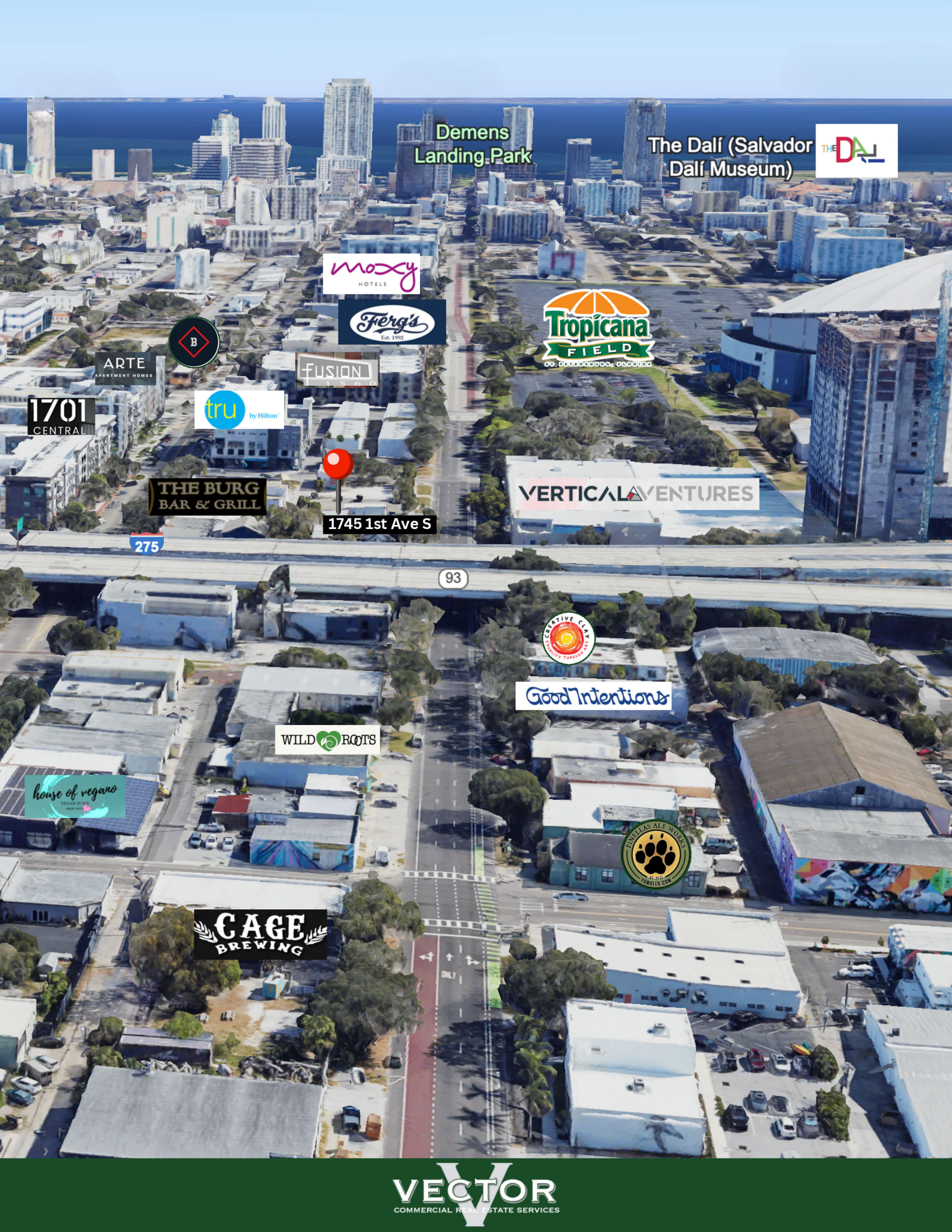


# PHOTOS



1st Ave. South





Demens  
Landing Park

The Dalí (Salvador  
Dalí Museum)



1701  
CENTRAL

THE BURG  
BAR & GRILL

VERTICAL AVENTURES

1745 1st Ave S

275

93



Good Intentions

WILD & ROOTS

house of vegano



CAGE  
BREWING