

Dual Parcel Commercial + Residential Opportunity at Gateway to Gulfport



WITTNER WOLLMAN GROUP



1000-1020 49TH ST S, GULFPORT, FL 33707



FOR SALE

\$595,000 | 0.27 ACRES

KW ST PETE
KELLERWILLIAMS®

JAKE WOLLMAN
727-280-5592



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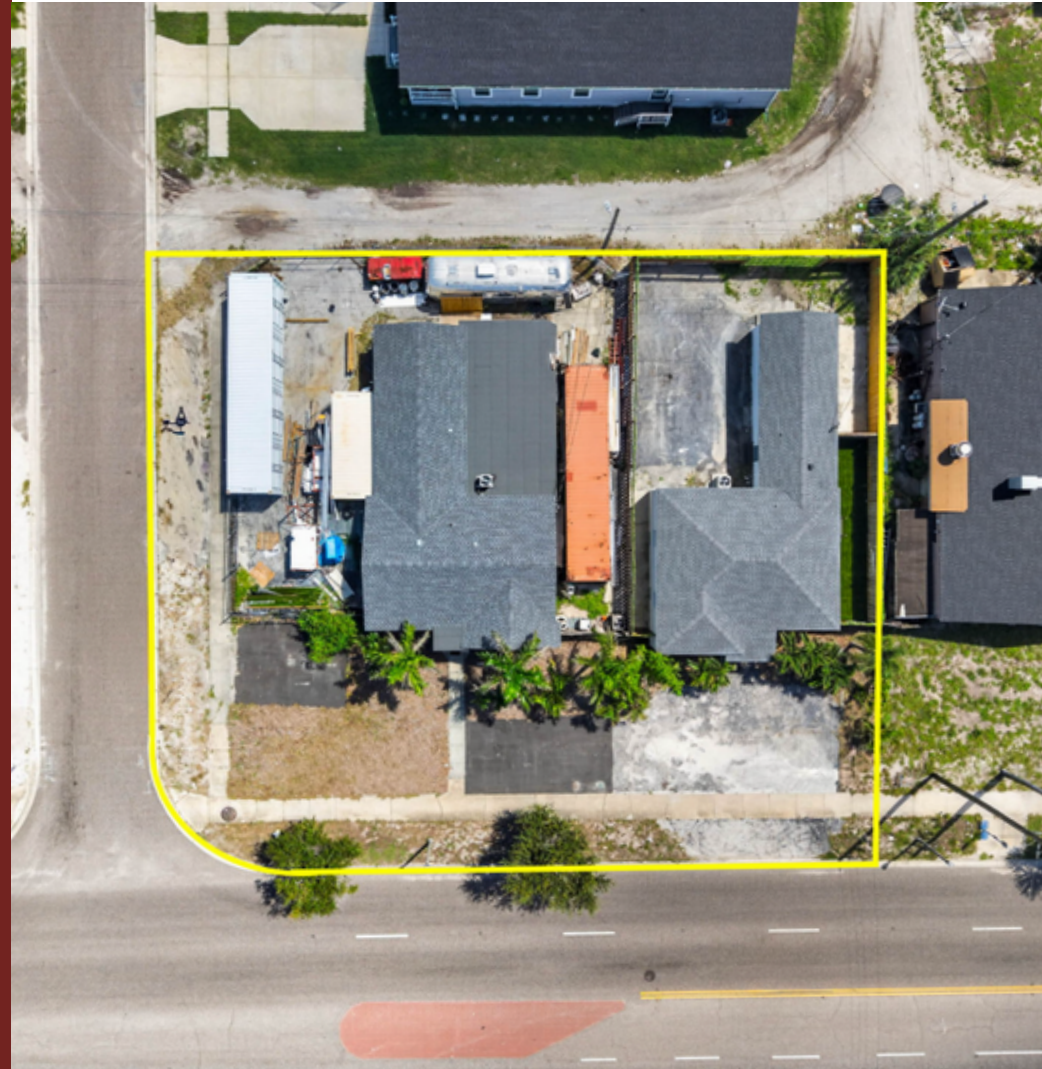
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ABOUT THE PARCEL

A unique opportunity to acquire two adjacent properties offering commercial functionality, residential flexibility and prominent corner exposure in South St. Petersburg. Located at 1000 and 1020 49th Street South, the combined offering includes approximately 3,153 gross square feet across 0.27 acres, with approximately 120 feet of frontage, alley access and excellent visibility along 49th Street South.

The properties are being marketed together as a combined dual parcel offering. The seller may also consider selling the properties separately, subject to availability and acceptable terms.



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- **Dual parcel offering** totaling ~3,153 gross SF on 0.27 acres
- **Flexibility to purchase** together or potentially separately
- **Flexible CCS-1 zoning supporting:** commercial, residential, multifamily, live/work and mixed use possibilities
- **Commercial office and storage facility** with garage door access and a large fenced yard, combined with an adjacent residential property
- **~ 120 feet of frontage** with prominent corner exposure, strong visibility and convenient alley access
- **Strategic location at the gateway to Gulfport** with convenient access to Central Avenue, Downtown St. Petersburg, the beaches and I-275

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LOCATION

Both parcels are zoned CCS-1, Corridor Commercial Suburban-1, one of St. Petersburg's more flexible zoning classifications. The zoning supports a range of residential, commercial, multifamily and mixed use possibilities, making the offering well suited for an owner occupant, contractor, service business, professional office user, entrepreneur, live/work buyer or investor. Potential uses may include contractor or trade operations, professional and service offices, creative workspace, showroom, residential rental or future mixed use redevelopment, subject to applicable zoning and development requirements.

The properties occupy a visible corner at a primary entry point into Gulfport, providing convenient access to Gulfport's waterfront, arts and dining district, Central Avenue, Downtown St. Petersburg, the beaches and I-275. The combination of frontage, fenced yard space, garage access and flexible zoning creates an opportunity that is increasingly difficult to replicate within the surrounding market.



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1000 49TH ST S

1000 49th Street South contains approximately 1,855 gross square feet and is currently used as a commercial office and storage facility for a construction company. The property includes office and operational space, garage door access and a large fenced yard that can accommodate vehicles, equipment and additional storage.



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1020 49TH ST S

1020 49th Street South contains approximately 1,298 gross square feet on 0.11 acres. It is currently configured as a residential home with a kitchen, bathrooms, bedrooms and living areas. This creates the potential to operate a business from one property while using the neighboring property as a residence, rental, additional office or complementary commercial space.



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