



JAC SMITH GROUP

800 Pasadena Ave S, South
Pasadena, FL 33707



Jac Smith Group

@ Keller Williams Luxury International

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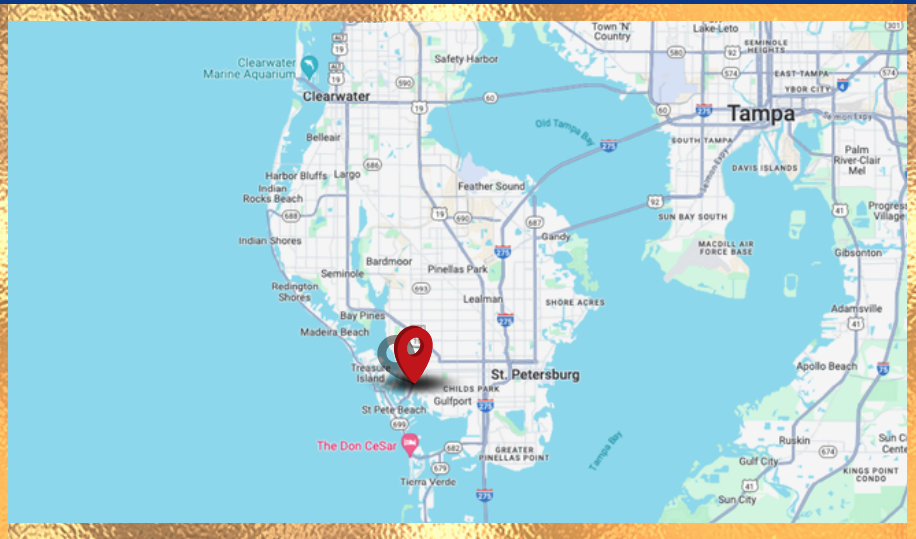
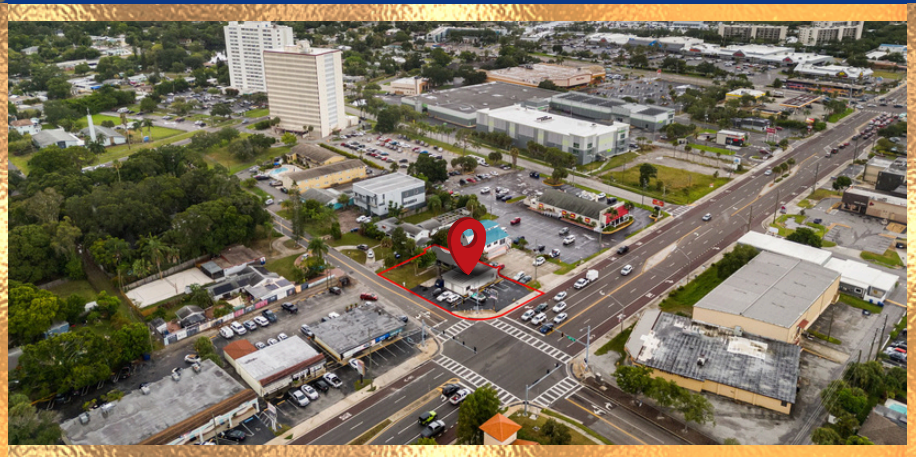
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KW COMMERCIAL

KW ST. PETE KELLERWILLIAMS *Luxury*
KELLERWILLIAMS REALTY

Live in Gratitude.

Located at the intersection of Pasadena Ave S and Park St, the property benefits from high traffic counts of 34,000 and 42,500 (AADT), according to the Florida Department of Transportation. With an 85 WalkScore, the location is suburban but well-served by public transportation, including the new SunRunner premium bus rapid transit (BRT) service between downtown St. Petersburg and St. Pete Beach, with a station within a quarter mile. Additional nearby transit options include the Central Avenue Trolley and bus routes 14, 79, and 90. The Fred Marquis Pinellas Trail, popular for walking and cycling, is just a few blocks away. Both Tampa International and St. Pete-Clearwater International Airports are within a 30-minute drive, and access to I-275 is just 11 minutes away. Don't miss this exceptional opportunity to own a mixed-use property in a prime location.



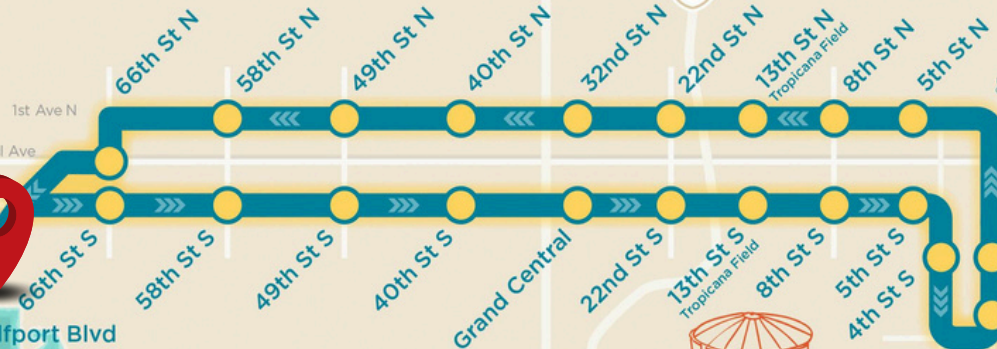


Downtown St. Petersburg



NEW STATION
COMING SOON

3rd St S
6th Ave S
USF - St. Pete



Sunset Dr
Gulfport Blvd
Sun Island Dr
Boca Ciega Dr
55th Ave TradeWinds
Beach Access
Gulf Blvd

St. Pete Beach

GULF OF MEXICO



32nd St N
22nd St N
13th St N
Tropicana Field
8th St N
5th St N

Grand Central
22nd St S
13th St S
Tropicana Field
8th St S
5th St S
4th St S

66th St N

58th St N

49th St N

40th St N

1st Ave N

Central Ave.

1st St

Sunset Dr

Gulfport Blvd

Sun Island Dr

Boca Ciega Dr

55th Ave
TradeWinds

Beach Access

Gulf Blvd

66th St S

58th St S

49th St S

40th St S

22nd St S

13th St S
Tropicana Field

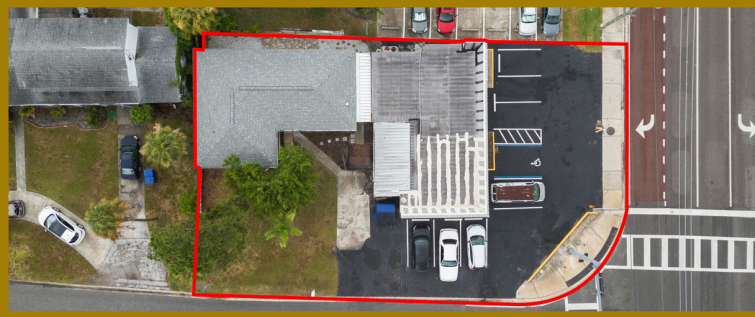
8th St S

5th St S
4th St S

4th St
3rd St

3rd St S

6th Ave S
USF - St. Pete



Price: \$1,099,000

Square Footage:

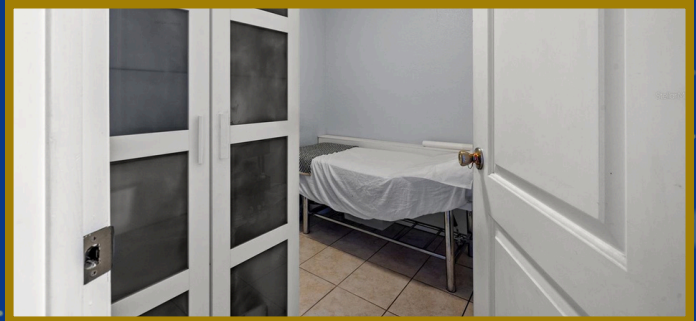
Total Area: 3,355 sq ft

Residential: 1,259 sq ft

Commercial: 2,096 sq ft

800 Pasadena Ave S, South Pasadena, FL 33707

Recently renovated single-family house features spacious 2 bedrooms 2 full baths, approx. 1,300 square feet of living space and a generous living room, making it well-suited for conversion to commercial uses. Updates included in this home include a new kitchen, updated bathrooms, new hurricane impact windows, new backyard pavers, newly painted exterior & interior paint, new vinyl flooring throughout (with the original Terrazzo underneath), and a new roof in 2023. Highly exposed mixed-use property, available for the first time since 1979, presenting a rare opportunity to acquire this highly desirable parcel located at a prime corner in the gateway to beautiful South Pasadena. Also included is a commercial property that was built in 1951 and includes a detached single-family house that was built in 1962, and two attached commercial retail or office spaces, making it ideal for investment, owner occupation, adaptive reuse, or redevelopment. The commercial units feature a mansard roof with ample room for signage, and a prominent pylon sign stands at the corner of the parcel, maximizing visibility. The parking lot is configured to accommodate 10 parking spaces. Currently, the house is vacant, and the leases for the two commercial units are set to expire in September and October 2025, providing an opportunity to increase rents to market rate.



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