



6200 N Nebraska Ave, Tampa, FL 33604

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,480,000
Lot Size:	0.55 Acres
Year Built:	1954
Building Size:	4,006 SF
Zoning:	SH-CI
Market:	Tampa Bay
Price / SF:	\$369.45
Buyer Transaction Fee	\$395

### PROPERTY OVERVIEW

This commercial automotive property at 6200 Nebraska Ave offers a prime location in the Seminole Heights neighborhood in an opportunity zone, with high visibility and a solid foundation for any discerning investor or business owner. The property includes two lots and two automotive buildings on .55 acres and is located on busy N. Nebraska Ave. at a signalized intersection of N. Nebraska Ave and E. Hannah Ave. The property's CI zoning, amenities, security features, and compliance with regulations make it an outstanding investment opportunity. This property is prime for a business owner to take over and occupy, or to be redeveloped. With a diverse and vibrant surrounding community, this property is poised for continued success.

### Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com



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## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- Prime Location: Situated at a signalized intersection in Seminole Heights.
- Investment Opportunity: Located in an opportunity zone, perfect for investors and businesses.
- Two Buildings: Features two buildings with versatile spaces, including 3 auto lifts.
- Ample Amenities: Includes bus line access, signalized corner lot, security system, offices, 3 auto lifts, and air conditioning.
- EPA Certification: Pristine property compliant with City of Tampa regulations.
- Business Potential: Home to two established automotive repair shops, Marcelo's Body Shop & Collision, and M.A.G. TAMPA Mechanic and Auto Repair.
- Double Lot Size: Expansive 0.55 acres providing ample space for operations and future developments.
- Demographic Advantage: Located in Seminole Heights, a diverse neighborhood with a median household income of \$71,604.
- Convenient Access: 3 miles to Highway 275, enhancing connectivity to surrounding businesses and services.



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## PROPERTY DESCRIPTION

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#### Property Features:

- **Two Buildings:** The property features two buildings. The front structure is equipped with an office, three fully operational auto lifts and an additional apartment, offering income potential or a residential option. The rear building is a versatile space featuring six bays and an office.
- **EPA Certification:** The property is pristine and fully compliant with the City of Tampa's regulations.
- **Security:** A sturdy privacy fence ensures security for the property.

#### Demographics:

Seminole Heights is a vibrant and diverse neighborhood with a population of approximately 17,312 residents. The neighborhood boasts a mix of medium-sized (three or four bedroom) to small (studio to two-bedroom) single-family homes and small apartment buildings. The average rental price in Seminole Heights is \$2,021, making it an affordable option for many. The neighborhood is known for its historic charm, with 69.1% of the residential real estate built from 1939 or earlier.

#### Occupation and Income:

The median household income in Seminole Heights is \$71,604, with a diverse range of occupations including transportation, food, education, and protective services. The neighborhood is also known for its cultural diversity, and it's broad range of businesses.



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## PROPERTY DESCRIPTION CONT'D

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Neighborhood Redevelopment:

Seminole Heights is experiencing a significant transformation with various redevelopment projects enhancing the neighborhood. The Greater Seminole Heights Community Planning effort, which began in 2008, has been instrumental in revitalizing the area. The Tampa Community Redevelopment Agency (CRA) has been actively working to improve safety, affordability, and encourage new development. The new overlay district approved by the Tampa City Council aims to make the neighborhood more walkable and accessible, with improved parking regulations and the allowance of accessory dwelling units (ADUs). Seminole Heights redevelopment has attracted many new businesses, residents, and fosters a vibrant, inclusive community.

Businesses at Location:

- **Marcelo's Body Shop & Collision:** Located on the property, Marcelo's Body Shop & Collision is a family-owned business serving Tampa Bay since 2013. The shop is highly rated for its quality work and excellent customer service<sup>1</sup>. It provides repair and maintenance for domestic and foreign vehicles, accepting all insurance claims. The shop has a strong reputation in the community and is known for its reliable and professional service.
- **M.A.G. TAMPA Mechanic and Auto Repair:** Located on the property, MAG is a well respected automotive repair shop founded in 2015 and known for its professional and reliable services. They offer a range of services including car diagnostics, electrical repairs, and engine maintenance<sup>1</sup>. Mag is committed to providing honest assessments and fair estimates for car repairs, making it a trusted choice for vehicle maintenance in the Seminole Heights area
- **Nearby:** The property is conveniently located less than 3 miles from Highway 275, providing easy access to a variety of businesses and services in the area, and nearby to new development.

### LOCATION DESCRIPTION

Located at the corner of N. Nebraska Ave and E. Hanna Ave in Tampa FL.



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**PROPERTY DETAILS**

Sale Price	<b>\$1,480,000</b>
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**LOCATION INFORMATION**

Street Address	6200 N Nebraska Ave
City, State, Zip	Tampa, FL 33604
County	Hillsborough
Market	Tampa Bay
Cross-Streets	N. Nebraska Ave and E. Hanna Ave

**BUILDING INFORMATION**

Building Size	4,006 SF
Building Class	C
Number of Floors	1
Year Built	1954
Number of Lots	1
Number of Buildings	2

**PROPERTY INFORMATION**

Property Type	Retail
Property Subtype	Vehicle Related
Zoning	SH-C1
Lot Size	0.55 Acres
APN #	163045.0000
Lot Frontage	148 ft
Corner Property	Yes
Amenities	Bus line, double corner lot at busy intersection, fenced lot, security system, storage space, offices, auto bays, automotive lifts, air conditioning
Power	Yes

**PARKING & TRANSPORTATION**

**UTILITIES & AMENITIES**

Restrooms	1
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**REDEVELOPMENT OPPORTUNITY IN SEMINOLE HEIGHTS ON N. NEBRASKA AVE IN TAMPA**



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**ADDITIONAL PHOTOS**



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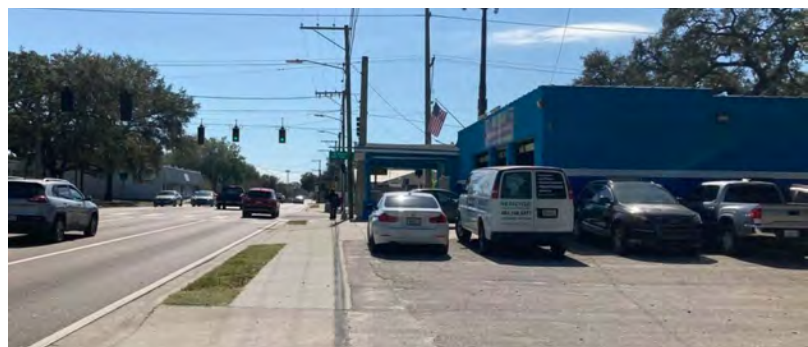
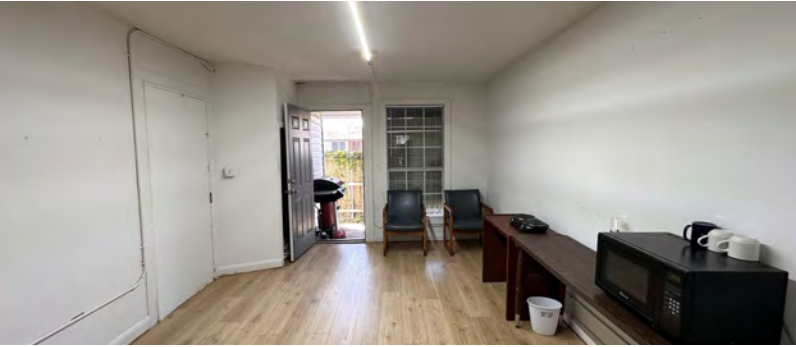
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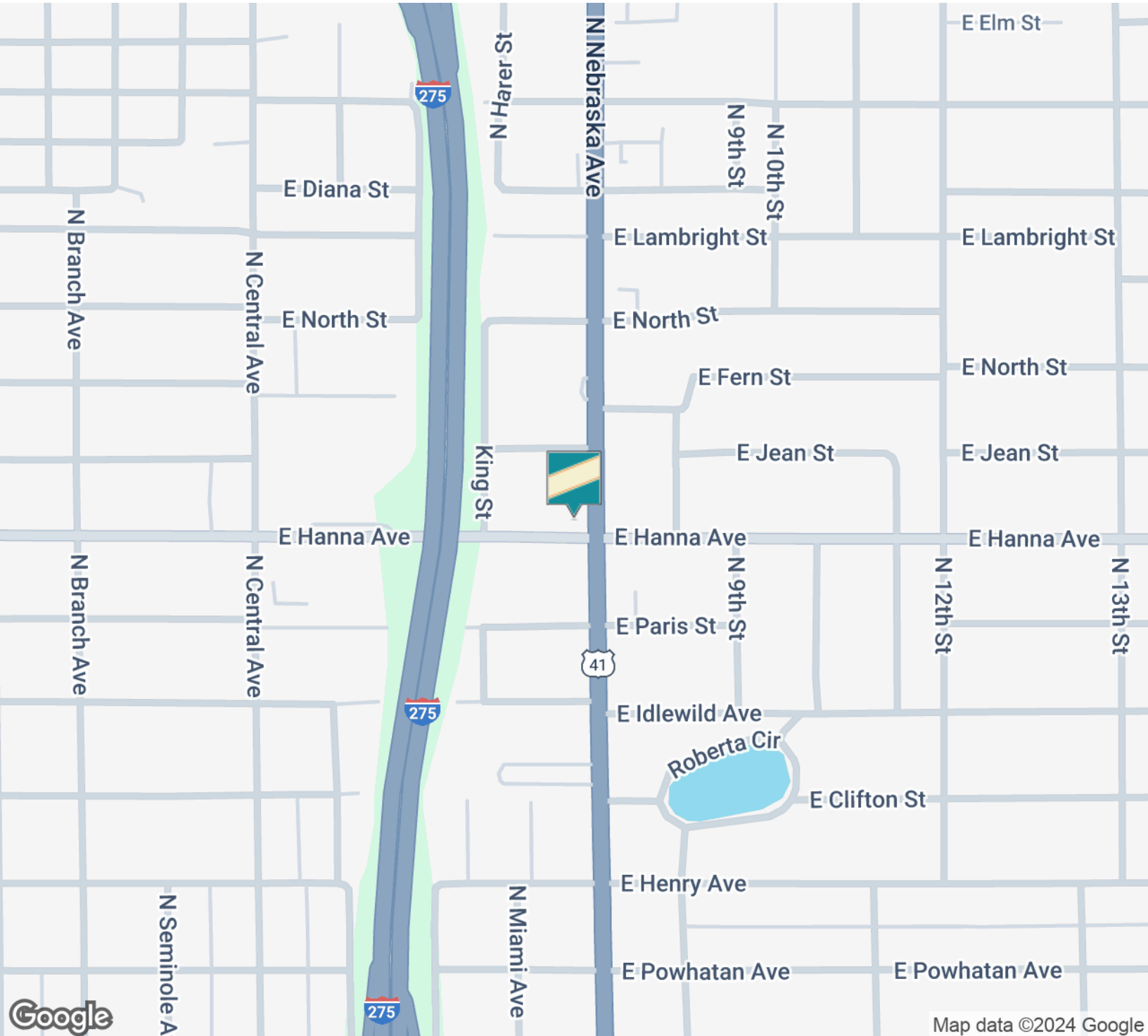
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LOCATION MAP



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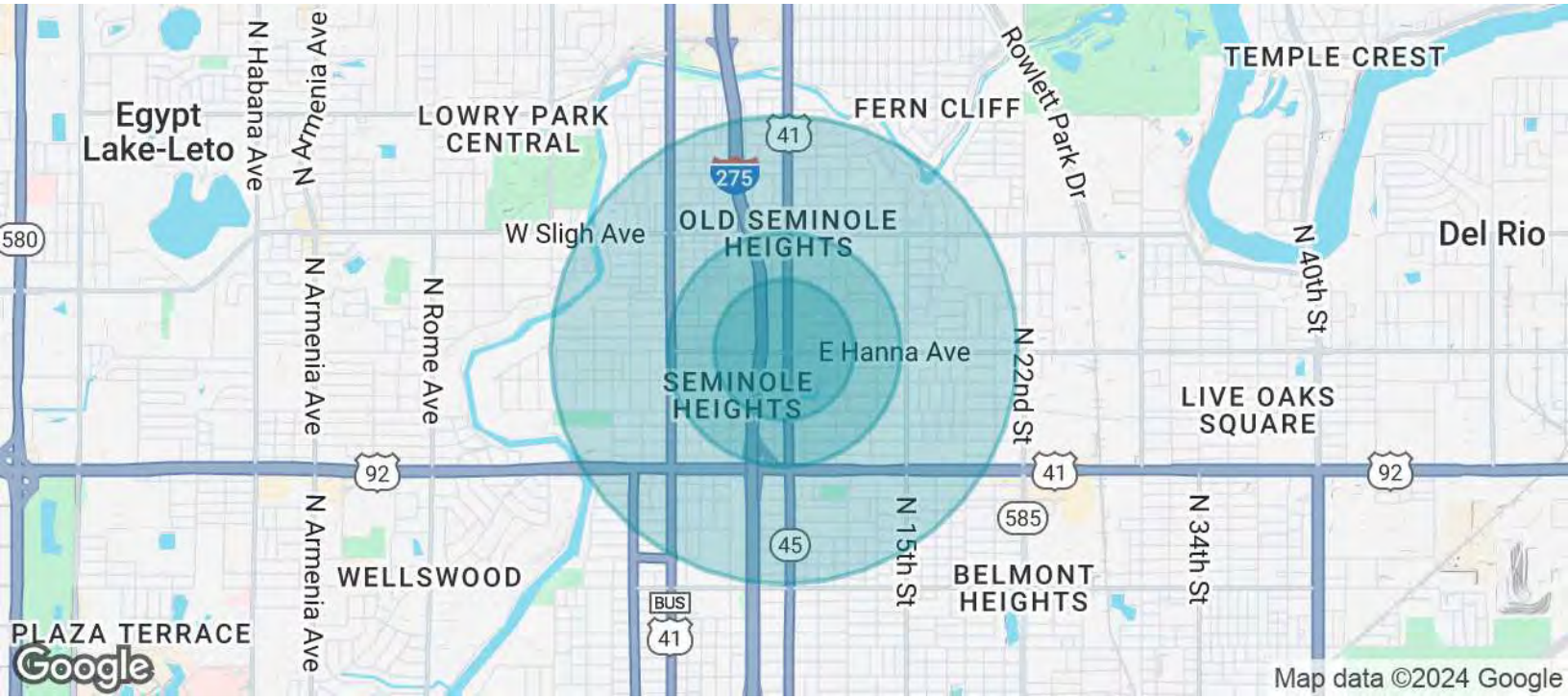
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,102	3,815	14,663
Average Age	41	40	40
Average Age (Male)	41	40	40
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	502	1,714	6,484
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$105,494	\$102,108	\$95,668
Average House Value	\$392,133	\$391,403	\$402,189

Demographics data derived from AlphaMap

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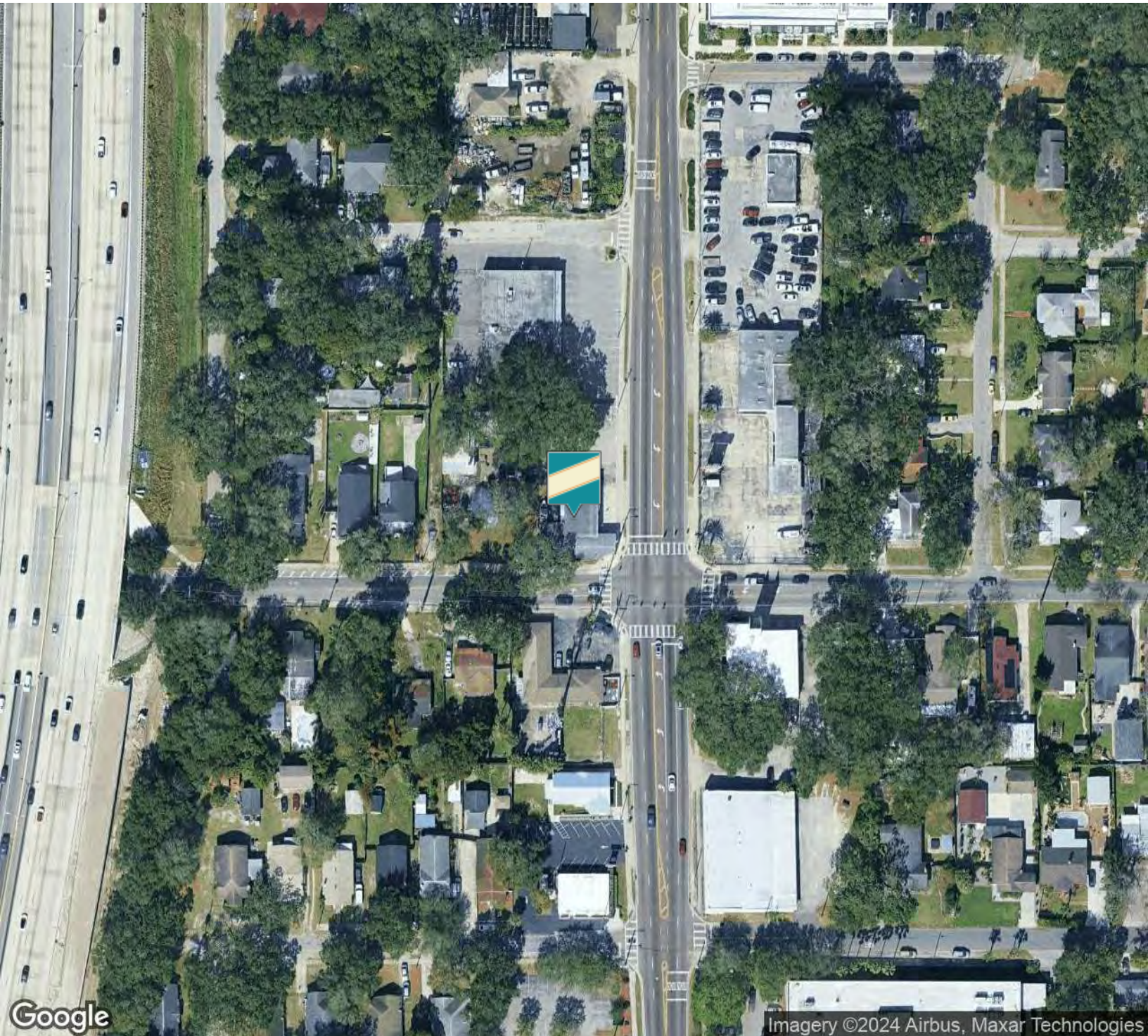
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**AERIAL MAP**



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## ADVISOR BIO & CONTACT 1

### KARI L. GRIMALDI/ BROKER

President



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### 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

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