



## South Tampa Mixed Use Redevelopment

3637 S Manhattan Ave, Tampa, FL 33629



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# South Tampa Mixed Use Redevelopment

\$1,199,000

4,420 sf building currently operating as a gym on .23 acres in South Tampa. High visibility, central location, and strong traffic counts directly on S. Manhattan Avenue in South Tampa. Property is zoned Commercial General with a CMU-35 Future Land Use. This is a very broad category potentially allowing a variety of medium intensity/density mixed-use and single-use retail, general commercial, service, office, and residential uses. Could be assembled with abutting property (3639 S. Manhattan) for total of .46 acres. Price includes business and business assets of the gym. However, the location of this land should be attractive to a variety of redevelopment options with or without the current structure....

- High visibility, central location, and strong traffic counts directly on South Manhattan Avenue in South Tampa



Price:	\$1,199,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.23 AC
Gross Leasable Area:	4,420 SF
No. Stories:	1
Year Built:	1965
Tenancy:	Single
Parking Ratio:	2.71/1,000 SF
Zoning Description:	CG
APN / Parcel ID:	A-33-29-18-3TU-000000-00168.0
Walk Score ®:	75 (Very Walkable)
Transit Score ®:	31 (Some Transit)

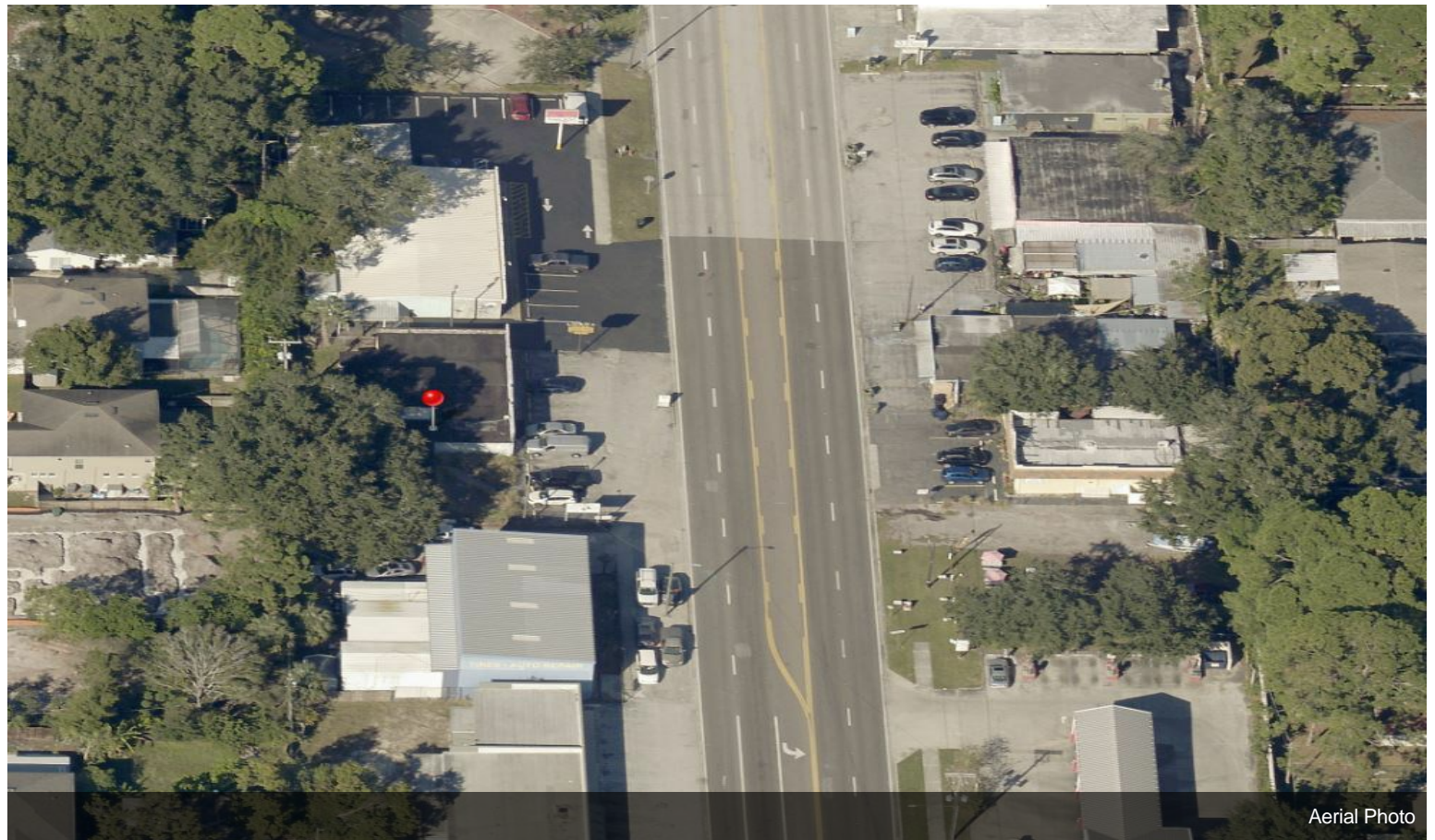


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# Property Photos

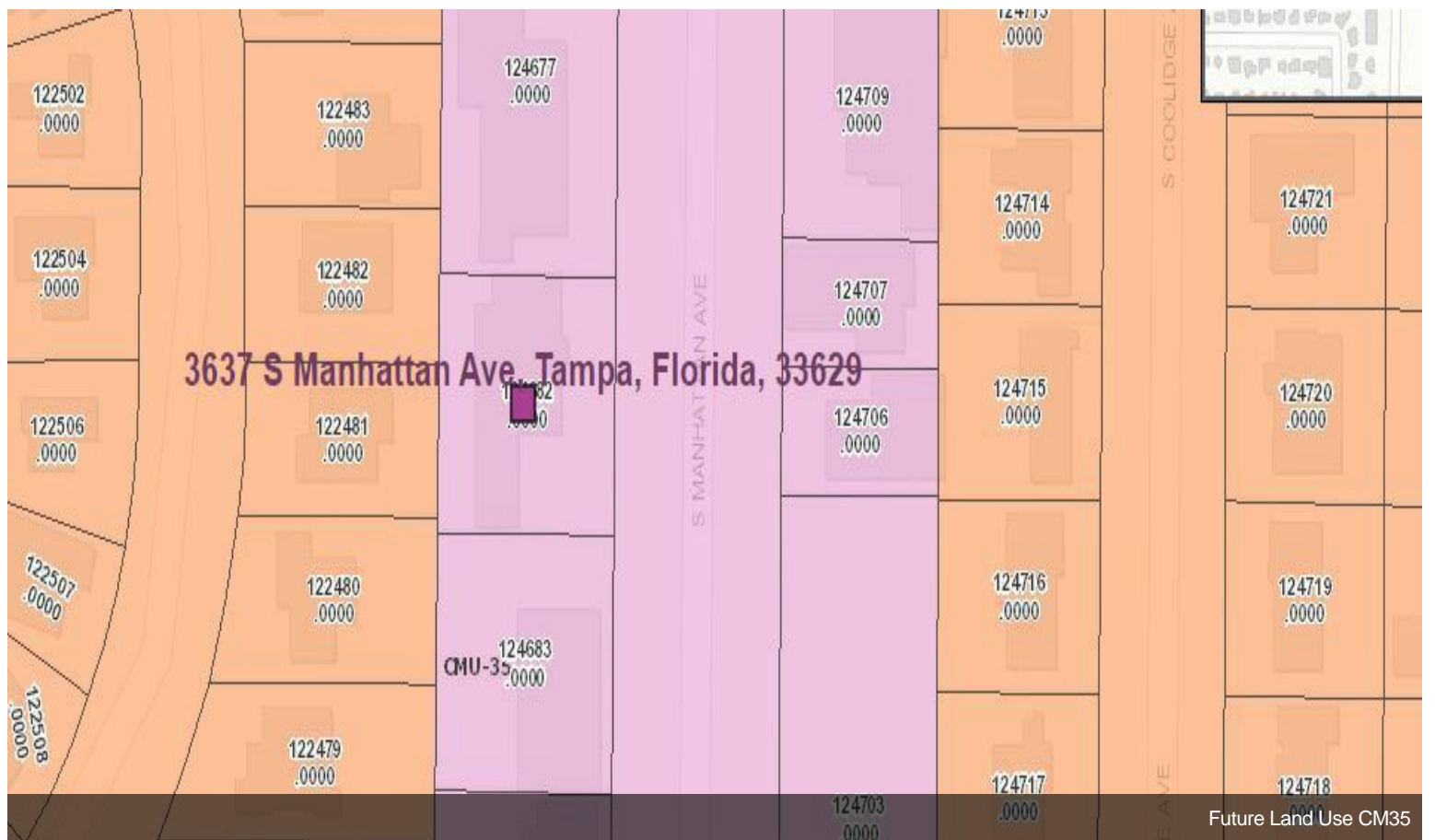
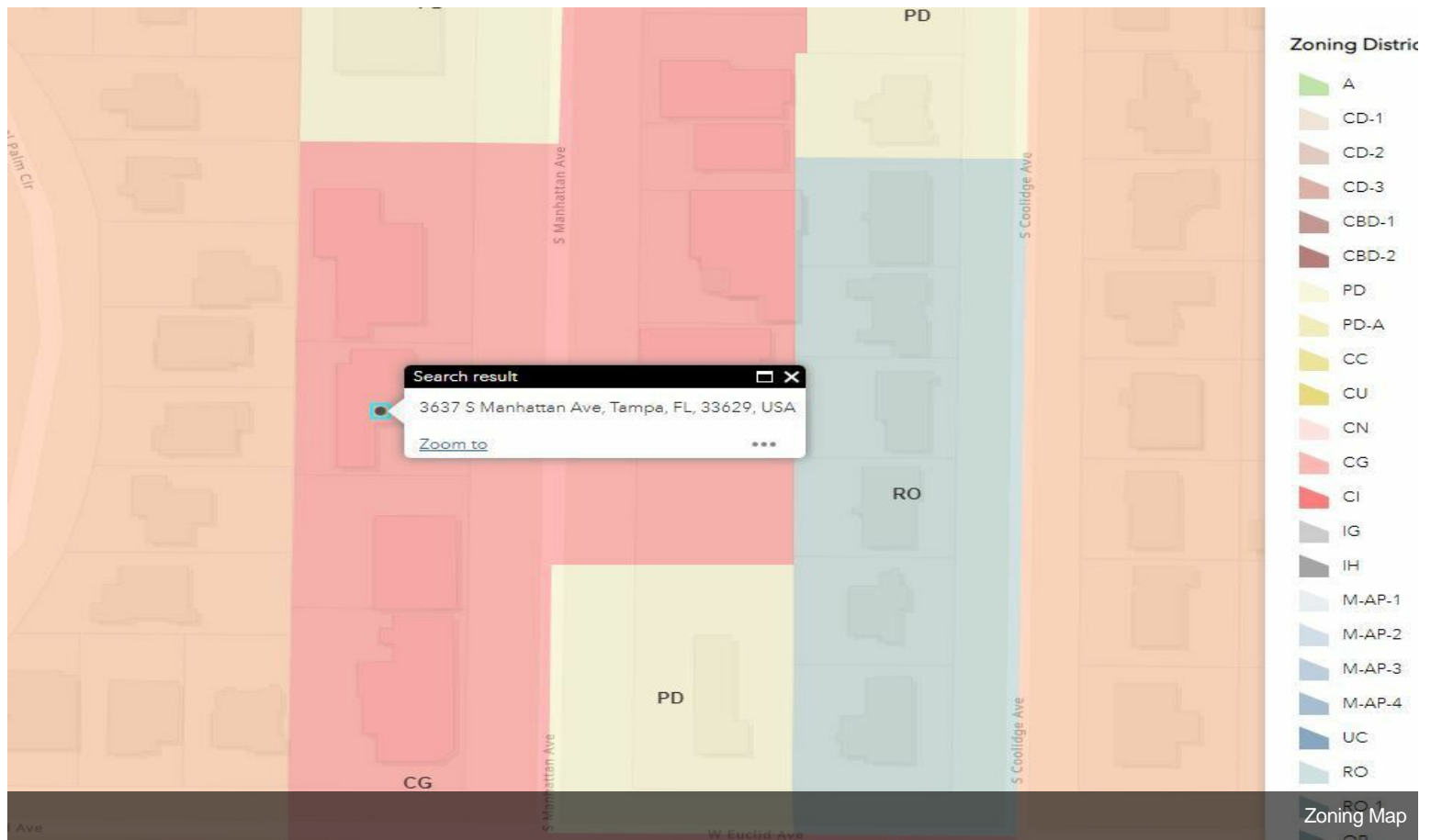


Parcel Map



Aerial Photo

# Property Photos



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