

JUST LISTED!

THE CENTRAL APARTMENTS

📍 324 7th St S, St. Petersburg, FL 33701

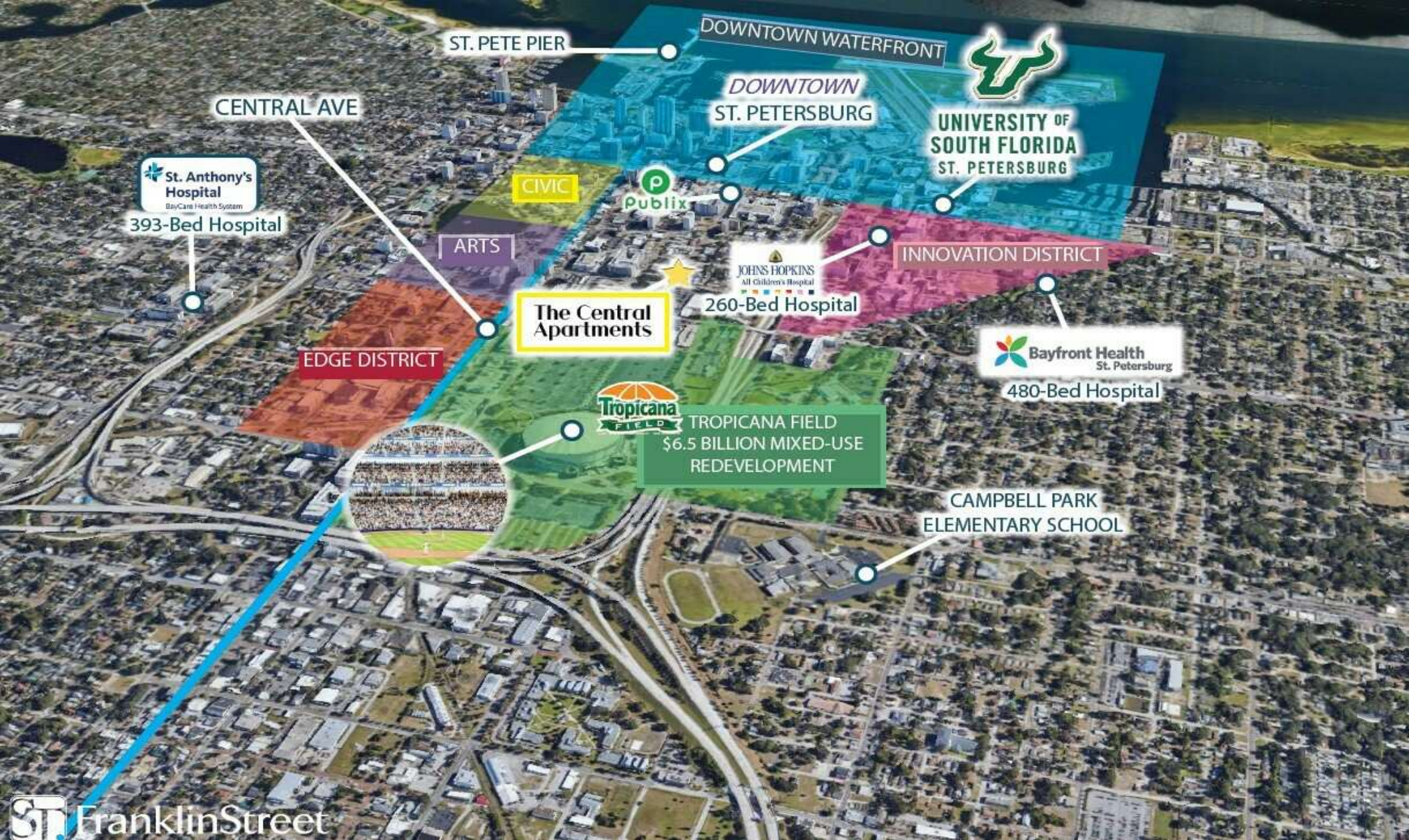
INVESTMENT HIGHLIGHTS

- Prime 4-Unit Multifamily Property in the Urban Core of Downtown St. Petersburg
- Average Monthly Rental Upside of \$275 Per Unit (or ~\$13k/year) Based on Comparable Properties in the Market
- Interior and Exterior Renovations Done in 2022 & 2023
- Interior Renovations: Stainless Steel Appliances, White Shaker Cabinets, New Water Heater & Quartz Countertops
- Exterior Renovations: Exterior Seal and Painting, Balcony Repairs, Fencing Replacement, Staircase Repairs, Upgraded Central AC Units & Attic Repairs
- Amenities Including Select Furnished Units, On-Site Laundry Facility, Front Porches, and a Fenced-In Lot
- Exceptional Downtown St. Petersburg Location, Within Walking Distance to Upscale Dining and Retail Destinations on Central Ave and Beach Drive
- Located within a 5-Minute Walk of the \$6.5 Billion Tropicana Field Mixed-Use Redevelopment Project, Which Will Include a New Baseball Stadium, 1.4 Million SF of Office and Medical Space, 750k SF of Retail and Restaurants, Entertainment Venues, Hotels, and More
- Close Proximity to Major Employers Such as St. Anthony's Hospital (1.3 Mi), Bayfront Health Hospital (0.5 Mi), Johns Hopkins All Children's Hospital (0.5 Mi), Tropicana Field (0.3 Mi), and the University of South Florida - St. Petersburg Campus (0.4 Mi)
- Just 7.9 Miles from St. Pete Beach, Recognized as the #1 Beach in the U.S. by Trip Advisor in 2021

INVESTMENT DETAILS

Price	\$1,195,000
Price Per Unit	\$298,750
Number of Units	4
Building Size	2,999 SF
Year Built	1920





THE CENTRAL APARTMENTS



CARY BROWN (LEAD)
 Senior Associate
 813.559.2015
 cary.brown@franklinst.com

MARK SAVARESE
 Director
 813.577.3837
 mark.savarese@franklinst.com

DANIEL PINERO
 Senior Associate
 813.682.6177
 daniel.pinero@franklinst.com

EVE LOWRY
 Associate
 813.335.1976
 eve.lowry@franklinst.com