

# JUST LISTED!

## RIVER CLUB

📍 708-714 E Hollywood St, Tampa, FL 33604

### INVESTMENT HIGHLIGHTS

- Rare Opportunity to Own Waterfront Rental Units in Tampa, FL
- 10x 1Bedroom/1Bath Units and 1x 2Bed/1Bath Units
- 0.8 Acre Lot with Future Zoning of R-20, Providing Waterfront Redevelopment Potential of Up to 16 Units
- On-Site Laundry Facility and Parking
- Additional Potential Income from Boat Dock Rental Along the Hillsborough River
- Significant New Construction Around Seminole Heights in the Form of Apartments, Condos, and Single Family Homes
- Nearby Entertainment Includes Lowry Park Zoo (1.9 mi), Rogers Park Golf Course (3.0 mi), and Busch Gardens (3.9 mi)
- Just a 4.3 mile Drive to the University of South Florida, Which Enrolls Nearly 49,000 Students

### INVESTMENT DETAILS

Price	\$1,850,000
Price Per Unit	\$168,182
Price Per Rentable SF	\$241.36
Number of Units	11
Year Built	1900 & 1925



10-Minute Drive to..   
DOWNTOWN TAMPA

14-Minute Drive to..  
 Tampa  
International  
Airport

**RIVER CLUB**



 FranklinStreet



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 FranklinStreet

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