

# COMMERCIAL SITE: FOR SALE

2201 E. 4<sup>th</sup> Street  
Tampa, Florida 33605

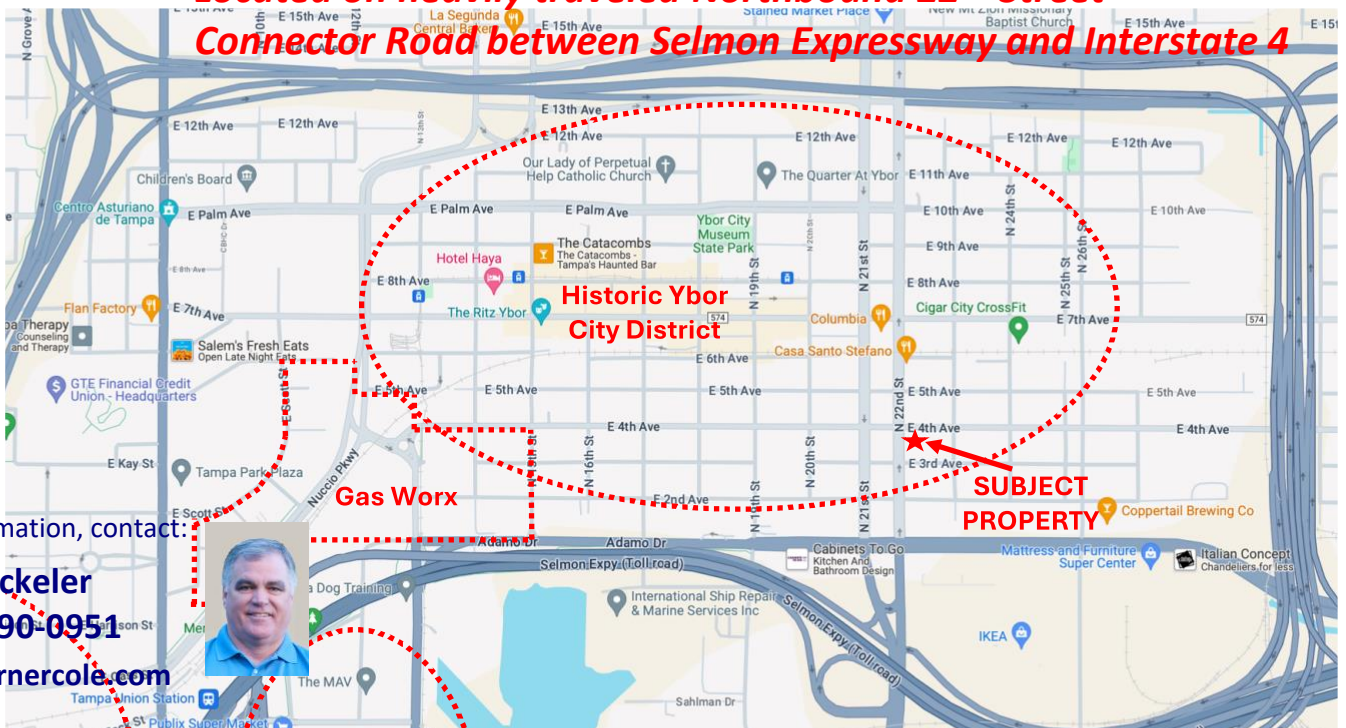
**ASKING PRICE:**  
**\$900,000.**  
\$125 PSF



### PROPERTY FEATURES include:

- 7,162 SF lot with approximately 96 feet of frontage directly on 22<sup>nd</sup> Street
- Former building has been demolished and cleared from lot – there are no issues dealing with the removal of a historical building or having to follow historic rehabilitation guidelines required in the Historic Ybor City District
- Located just 3 blocks North of Ikea and 7 blocks East of the new Gas Worx Project – see Look What’s Coming picture on the back of flyer
- **YC-6 Current Zoning allows for Residential and Commercial Mix...this zoning district comprises land devoted to general and intensive commercial uses located on the Southern fringe of the Historic District and which will provide a transition to the industrial uses South of the Historic District –**

**Located on heavily traveled Northbound 22<sup>nd</sup> Street  
Connector Road between Selmon Expressway and Interstate 4**



For information, contact:

**Carl Stickeler**  
**(813) 390-0951**  
**carl@turnercole.com**



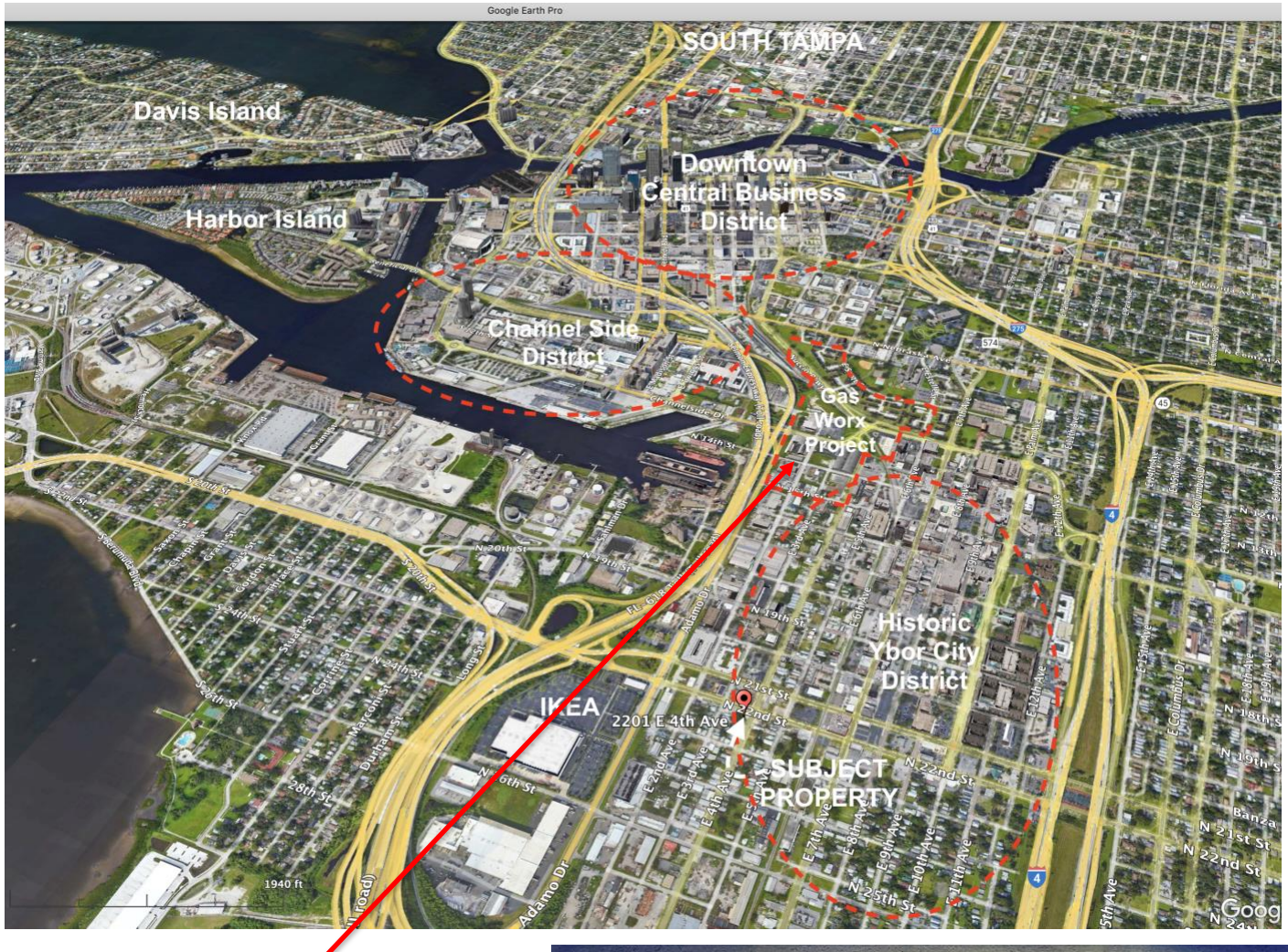
Hillsborough's Finest Real Estate Team  
*Let us work for you!*



**Turner Cole Company**  
Real Estate Services

**2201 E. 4<sup>th</sup> Street**  
Tampa, Florida 33605

**Aerial view of Subject Property**



**LOOK WHAT'S COMING –  
THE GAS WORX PROJECT**

(just 7 blocks West of Subject Property)

The Gas Worx Project is slated to have up to 5,000 residences in the city's urban core with 500,000 square feet of office space and 140,000 of retail

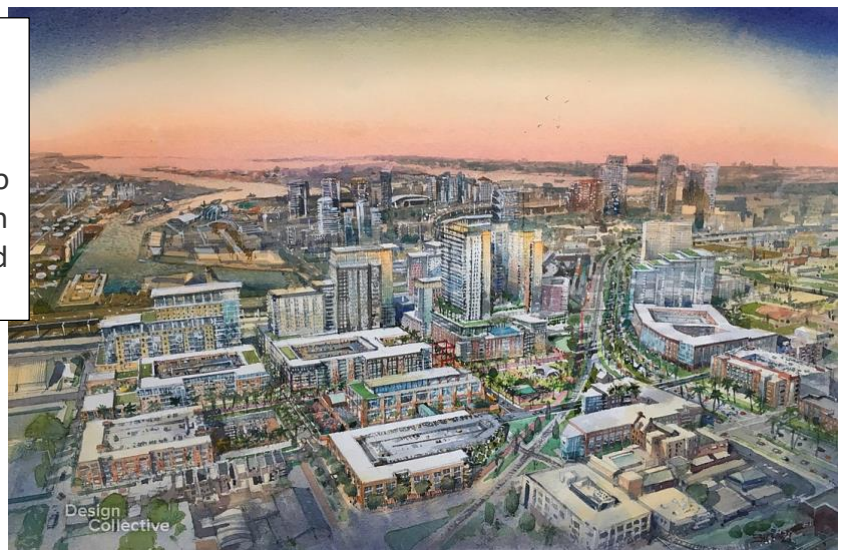
**PROPERTY DATA:**

**Hillsborough Co. Folio #: 189366-0000**

**Size Lot: 7,162.50 SF)**

**Zoning: YC-6**

**2023 R/E Taxes: \$2,179.**



NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIFIC LISTING CONDITIONS, IMPOSED BY OUR PRINCIPALS.