

# Ybor City Historic El Encanto Building for Sale

1814 N. 15<sup>th</sup> St. Tampa, FL 33605

EXECUTIVE SUMMARY



## PROPERTY SUMMARY:

-FOR SALE!!!!

-Asking Price: \$3,999,900

-Owner is firm on pricing

-Two story historic brick building

-Current Use: Office upstairs/Retail & Office Downstairs

- Located at lighted intersection of 15<sup>th</sup> St & 8<sup>th</sup> Ave.

- Square footage: 8,714 SF (includes 912 sf storage)

- Lot size: 55' x 138' (0.17 acre)

- Construction: Brick

- Average Wall height: 12 ft

- Zoning: YC-1 (Ybor City Commercial Core)

- Located in an Opportunity Zone.

- Folio #: 197084-0000

- Built: 1905

- Utilities: Tampa Electric & City of Tampa for water/sewer

- Property Taxes (2023): \$23,652

-Parking: Gated parking lot currently configured with 6 parking spots (subject to verification) in back of building

-The seller currently occupies the upstairs and would consider a leaseback for their upstairs or would vacate upon closing. Downstairs law firm office tenant is month to month. Downstairs corner retail unit has been leased to a new tenant.

-Welcome to the totally renovated El Encanto building. This is rare opportunity to purchase one of Ybor City's treasured historic buildings with both retail and office space. The property abuts the new Hotel Haya and is located across the street from Hillsborough Community College's Ybor City Campus. The beautiful brick building features all the appeal of Historic Ybor City along with today's modern creature comforts. This two-story structure features retail/office downstairs and office upstairs. The property features an on-site gated parking lot. The property is one block off 7<sup>th</sup> avenue and within a short distance of dozens of restaurants, housing, apartments, offices, parking, shoppes, bars and other entertainment. The TECO Streetcar System (stop #3) is located across the street. The upstairs is set up as an office with a conference room, break room, twelve private offices, a reception area, and two bathrooms. Skylights, wood floors, modern lighting, multiple windows, and brick walls with 12' ceilings accent the upstairs appearance. The rear stairwell provides quick access to the parking lot. This property is perfect for a lawyer, engineer, contractor, architect or anyone looking for a corporate headquarters with the ability of leasing out the balance of the building for additional income.

-New TPO roof installed 2023. Roof HVAC units replaced 2021. Downstairs HVAC Units replaced 2017.

## For More Info Contact:

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## Andretta Properties

A Licensed Real Estate Brokerage

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[ADDITIONAL PICS](#)



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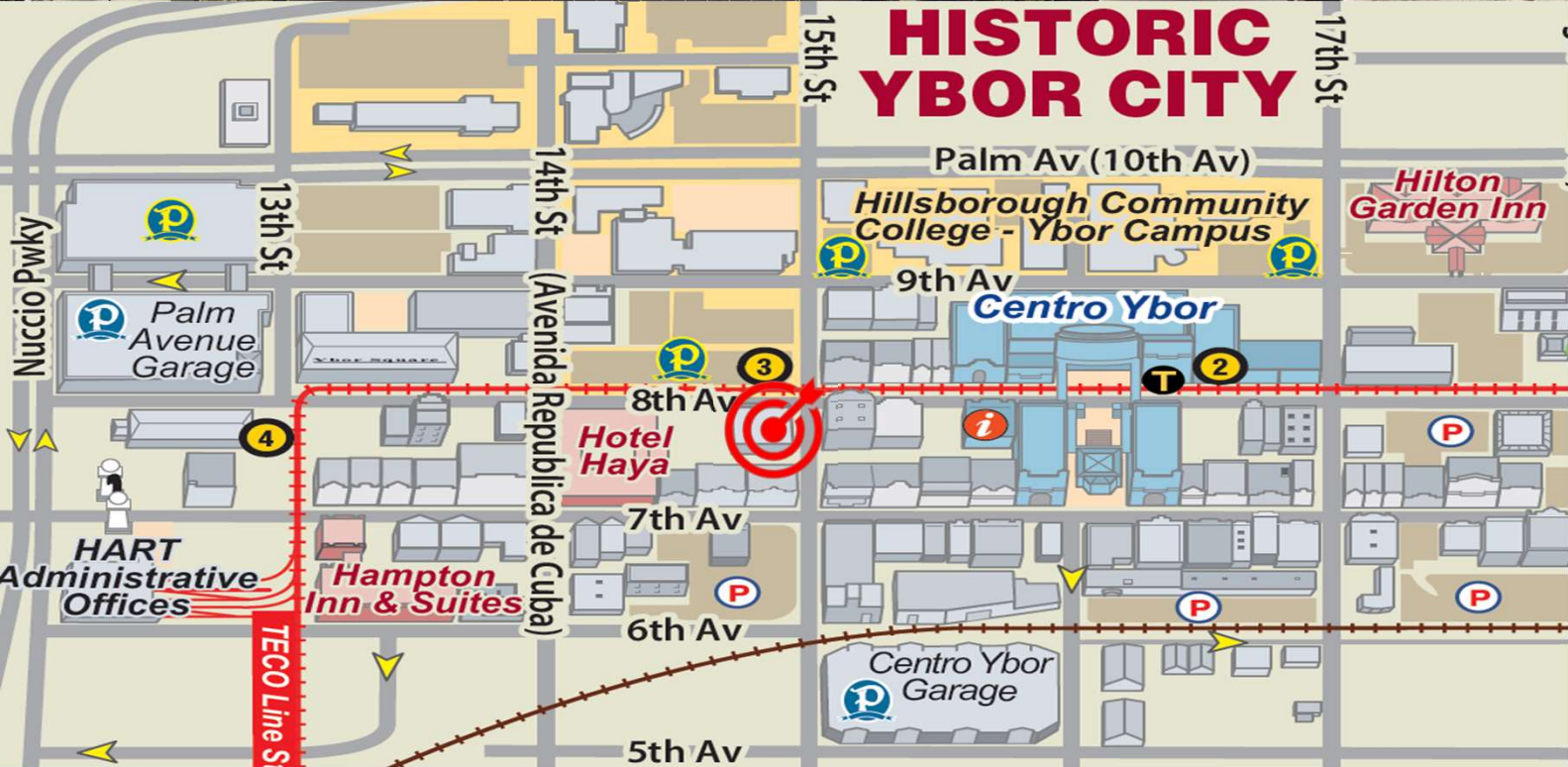
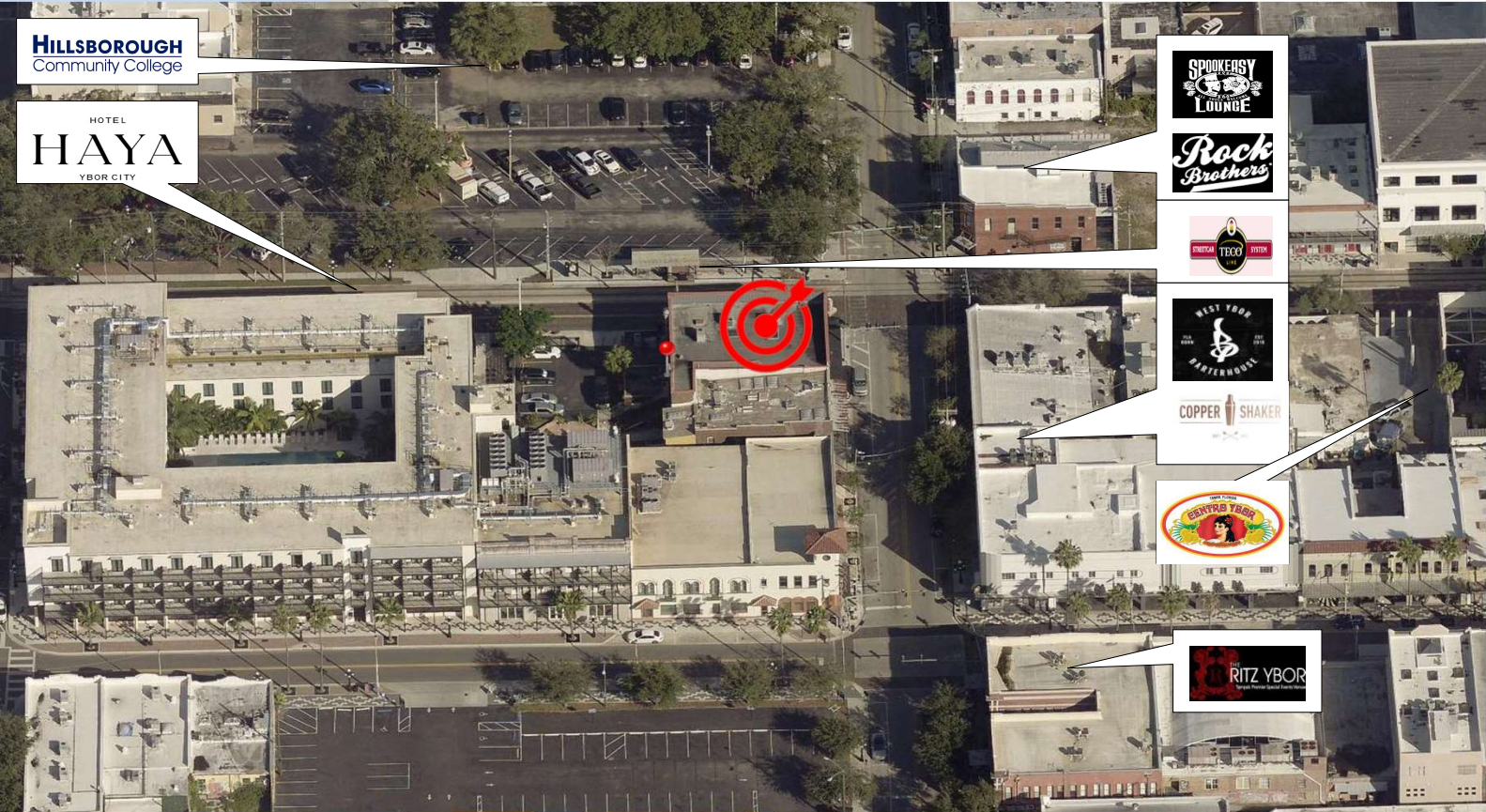




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AERIAL & YBOR MAP



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AERIALS

WATER STREET  
TAMPA

TAMPA  
DOWNTOWN



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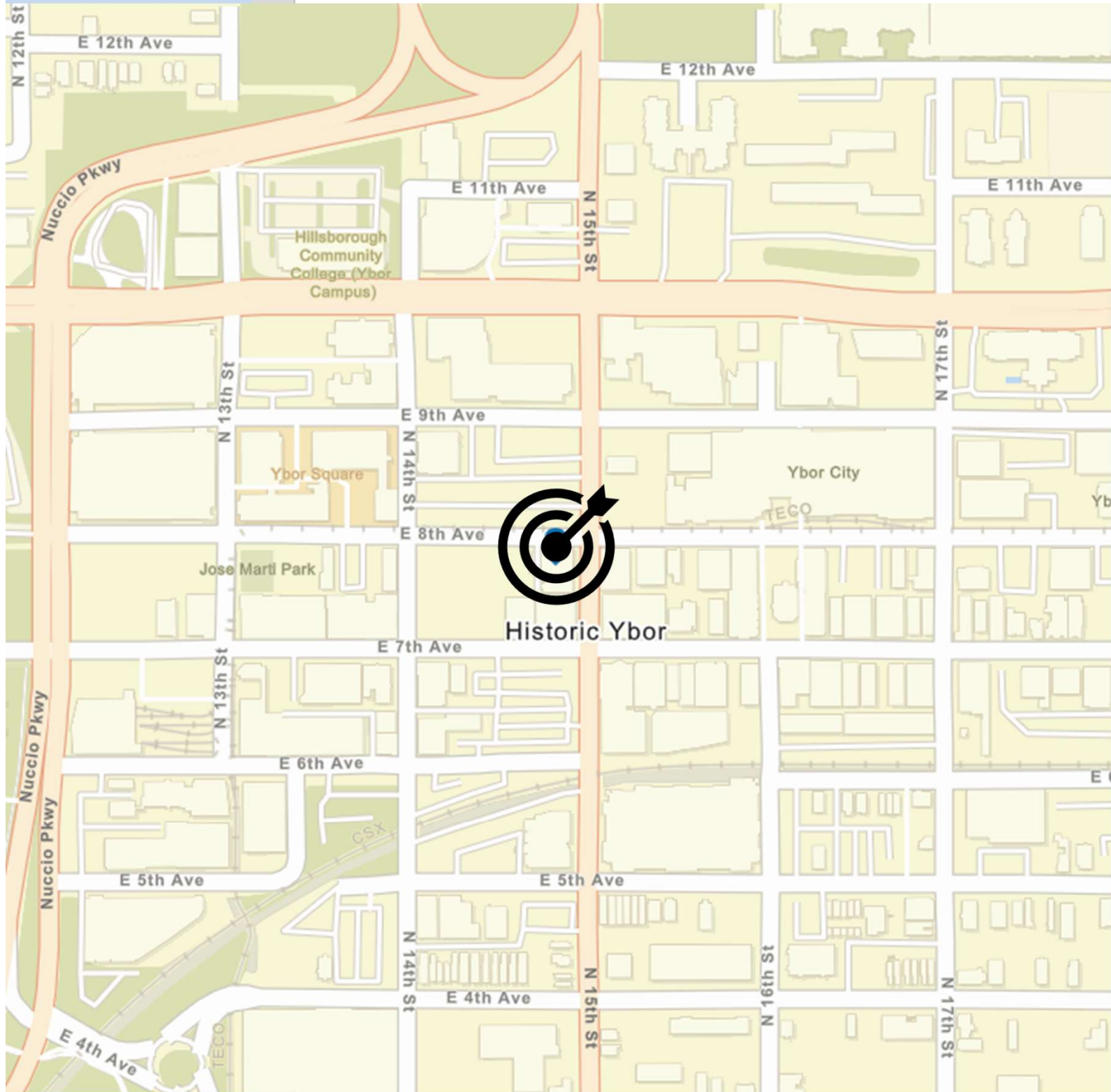
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LOCATION MAP



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## DEMOGRAPHICS

### Housing market characteristics

1814 N 15th St, Tampa, Florida, 33605  
Ring of 1 mile



\$299,082 ↓  
Median Home Value

11% lower than Florida which is \$330,683



59

Housing Affordability Index



42.6%

Percent of Income for Mortgage



166

Percent of Income for Mortgage (Index)

Age <18 **3,033**

Age 18-64 **11,337**

Age 65+ **2,841**

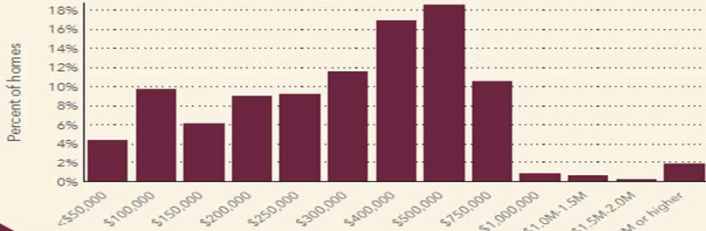
Total Pop **17,211**

Pop Growth **1.23%**

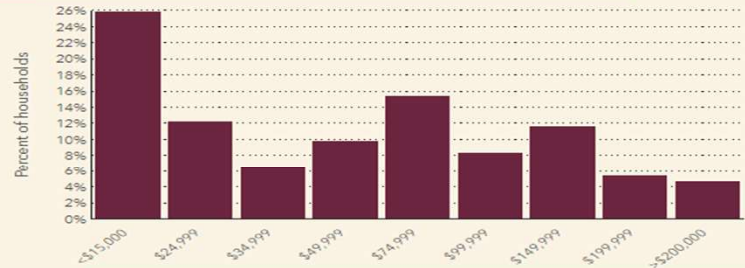
Average HH Size **1.92**

Median Net Worth **\$13,242**

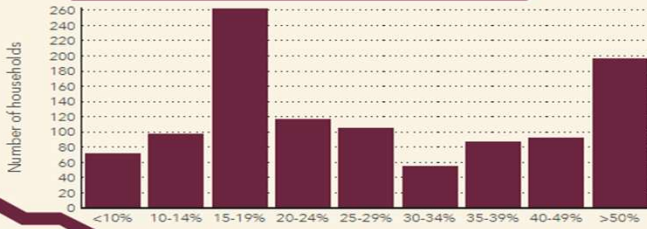
### Home value



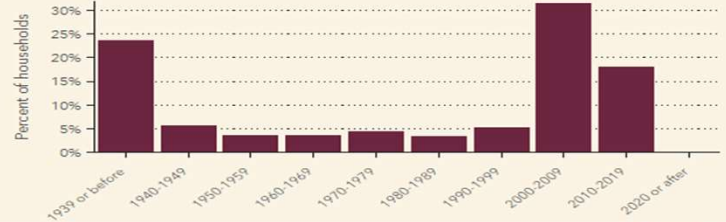
### Household income



### Mortgage as % salary

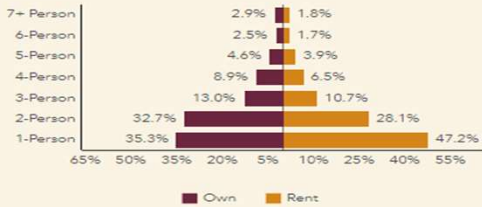


### Year property built

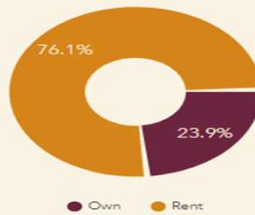


Source: The data in this infographic comes from Esri, ACS, U.S. Census: 2023, 2017-2021, 2010.

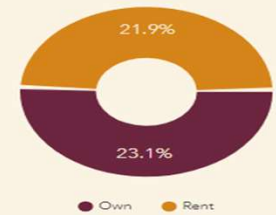
### 2010 Census housing by size



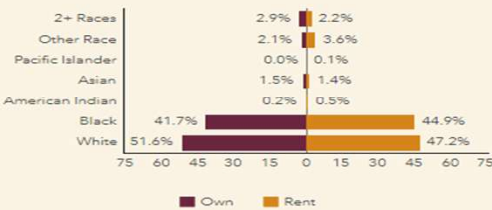
### Home ownership



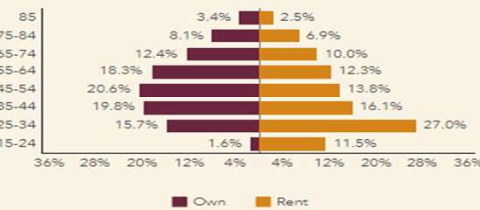
### Hispanic home ownership



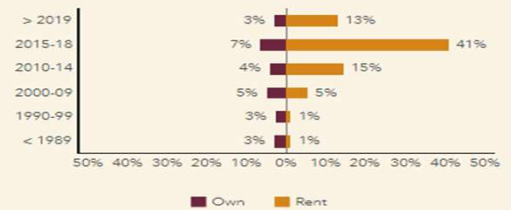
### 2010 Housing by race of householder



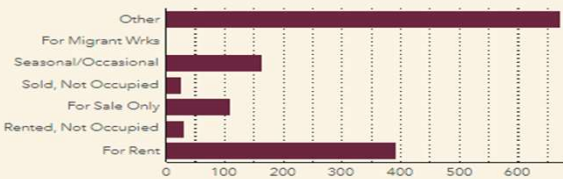
### Housing by age of householder



### Year householder moved in



### Vacant housing units ( Total 1,390 )



### Gross rent



Source: The data in this infographic comes from Esri, ACS, U.S. Census: 2023, 2017-2021, 2010.

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