

**A4645614 2745 2ND AVE S, ST PETERSBURG, FL 33712**

**County:** Pinellas  
**Ownership:** Fee Simple  
**Annual Gross Income:** 112,200  
**Annual Expenses:**  
**Annual Net Inc:** 87,419.00  
**Total Units:** 6  
**Building Name/ #:**  
**Total Num Bldg:** 2  
**Style:** Five or More  
**Property Description:**  
**Builder Name:**  
**Builder Model:**  
**Builder License Number:**  
**Lot Features:**  
**Lease Terms:**

**Status:** Active  
**List Price:** \$1,300,000  
**Lease Price:**  
**LP/SqFt:** \$362.22  
**Year Built:** 1925  
**Special Sale:** None  
**ADOM:** 163  
**CDOM:** 163

**New Construction:** No  
**Permit Number:**

Multi-Unit opportunity is the heart of St Petersburg. This completely renovated 6-unit property is Zoned Multifamily <10 units and is located just two blocks from Central Ave in St Petersburg. All units have been tastefully updated with new kitchens, AC systems, bathrooms and stainless steel appliances. Current Rental income of \$9350 per month. Front building is four units completely renovated in 2019. Front units include waterproof laminate flooring, granite countertops, stainless steel appliances and renovated Bathrooms. Rear building is two units that were remodeled in 2022. Rear units include New Windows, Stainless steel appliances, large renovated bathrooms, quartz countertops and wood flooring. Plenty of Parking with 4 garage spaces. Both buildings are fully fire sprinklered, all new code compliant plumbing and electrical. Flood zone X with no insurance required! These units are in high demand and always stay rented with this desirable location!

**Beds Total:** 0 **Baths Total:** 0

<u>Units</u>	<u># Beds</u>	<u># Baths</u>	<u># FB</u>	<u># HB</u>	<u># of Units</u>	<u># Occupied</u>	<u>Exp Rent</u>	<u>Sq Ft Heated</u>	<u>Garage Spcs</u>	<u>Garage Att.</u>
Type: 1 Bedroom	1	1	1				\$1,500			
Type: 1 Bedroom	1	1	1				\$1,500			
Type: 1 Bedroom	1	1	1				\$1,550			
Type: 1 Bedroom	1	1	1				\$1,350			
Type: 1 Bedroom	1	1	1				\$1,600			
Type: 1 Bedroom	1	1	1				\$1,700			

#### Land, Site, and Tax Information

**Legal Desc:** COLONIAL PLACE REV BLK 3, LOT 11  
**Lot Dimensions:** 50x124  
**SE/TP/RG:** 23-31-16  
**Subdivision #:**  
**Tax ID:** 23-31-16-17442-003-0110  
**Taxes:** \$8,469.92 **CDD:** No  
**Homestead:**  
**Alt Key/Folio #:** 233116174420030110  
**Subdivison Name:** COLONIAL PLACE REV  
**Additional Parcel:** No **# of Parcels:**  
**Water Frontage:** No  
**Water Access:** No  
**Water View:** No

**Lot Size Acres:** 0.14  
**Zoning:**  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2024  
**Auction Type:**  
**Flood Zone:** x  
**Subdiv/Condo:**  
**Additional Tax IDs:**

**Lot Size:** 6,146 SqFt / 571 SqM  
**Section #:** 23  
**Block/Parcel:** 3  
**Front Exposure:**  
**Lot #:** 11  
**Plat Book/Page:** 5-39  
**Other Exemptions:**  
**Building Elevator:**

**Water Name:**  
**Water Extras:** No

#### Interior Information

**Heated Area & Source:** 3,589 Public Records  
**A/C:** Central Air, Mini-Split Unit(s)  
**Fireplace:** No  
**Heat/Fuel:** Central, Wall Units / Window Unit  
**Water:** Public  
**Interior Feat:** Open Floorplan, Solid Surface Counters, Stone Counters  
**Utilities:** Cable Connected, Electricity Connected, Sewer Connected  
**Individually Metered:**

**Total Area & Source:** 5,015 Public Records  
**Flooring Covering:**  
**Laundry Features:** Common Area  
**Security Feat:**  
**Sewer:** Public Sewer

#### Exterior Information

**Pool:** None  
**Garage:** Yes **Gar Spcs:** 4 **Attached:** Yes  
**Carport:** No **Carport Spcs:** 2  
**Ext Features:** Fenced, Irrigation System  
**Foundation:** Crawlspace, Slab  
**Road Surface Type:** Asphalt

**Ext Construction:** Block, Wood Frame  
**Garage Dim:** 40x20  
**Roof:** Shingle

#### Green Features

#### Community Information

**Master Assn/Name:** No **Master Assn Fee:** **Master Assn Ph:**