



KILGORE REAL ESTATE
— SELLING TAMPA BAY SINCE 1968 —

FOR SALE

Commercial & Industrial Sales — Hillsborough County, FL



1814 S Parsons Ave

Seffner, FL 33584 · Hillsborough County

ASKING PRICE
\$1,200,000

8.8%

CAP RATE

9,122 SF

BUILDING AREA

0.87 AC

LAND AREA

CG

ZONING

4

BUILDINGS

THE OPPORTUNITY

A four-building automotive investment on S. Parsons Ave, fully leased to three long-standing tenants at \$128,400/year. Month-to-month leases offer flexibility to hold, reposition, or occupy. The 0.87-acre CG-zoned site also carries redevelopment upside.

PROPERTY HIGHLIGHTS

- ✓ 194' of frontage on S. Parsons Ave, ±19,300 vehicles/day
- ✓ Fully leased — three automotive tenants, all month-to-month
- ✓ Seven above-ground hydraulic lifts included
- ✓ Owner-user or investment upside; CG zoning supports redevelopment
- ✓ Office building roof replaced 2025

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BUILDINGS & IMPROVEMENTS

Address	Building	Built	Gross SF
1814	Office Building	1958	1,416
1816	Office & Shop Building — 3 roll-up doors	1976	2,391
1824	3-Bay Repair Garage	1976	1,604
1826	4-Bay Auto Repair Building	1980	3,711
Total			9,122

Seven above-ground hydraulic lifts are included across the service buildings. The Office Building's roof was replaced in 2025.

OPERATING SUMMARY

Gross Rental Income	\$128,400
Cell Tower Tax Reimbursement	\$1,400
Operating Expenses	(\$24,323)
Net Operating Income	\$105,477
Price	\$1,200,000
Cap Rate	8.79%

Tenants are responsible for electricity; landlord covers water and maintenance of roofs and structures. All leases are month-to-month. GSA IV reimburses 12.5% of annual property taxes under its 99-year cell tower easement.

SITE

Land Area	37,874 SF (0.87 AC)
Building Area	9,122 SF gross
Year Built	1958 - 1980
Zoning	CG (Commercial General)
Folio	066292-0000