

# 2202 Bearss Ave

2202 Bearss Ave, Tampa, FL 33613



Presented By:  
La Rosa Commercial Real Estate



# 2202 Bearss Ave

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## Property Details

**Price: \$2,800,000**

- Corner location with strong visibility and high traffic in a busy North Tampa retail corridor
- Fully built out kitchen that creates room for expanded food service offerings
- Recent upgrades including a walk in beer cave, refreshed interiors, and modern equipment
- Consistent fuel volume supporting consistent and healthy cash flow
- Fuel supply agreement with favorable terms and flexibility for future ownership changes

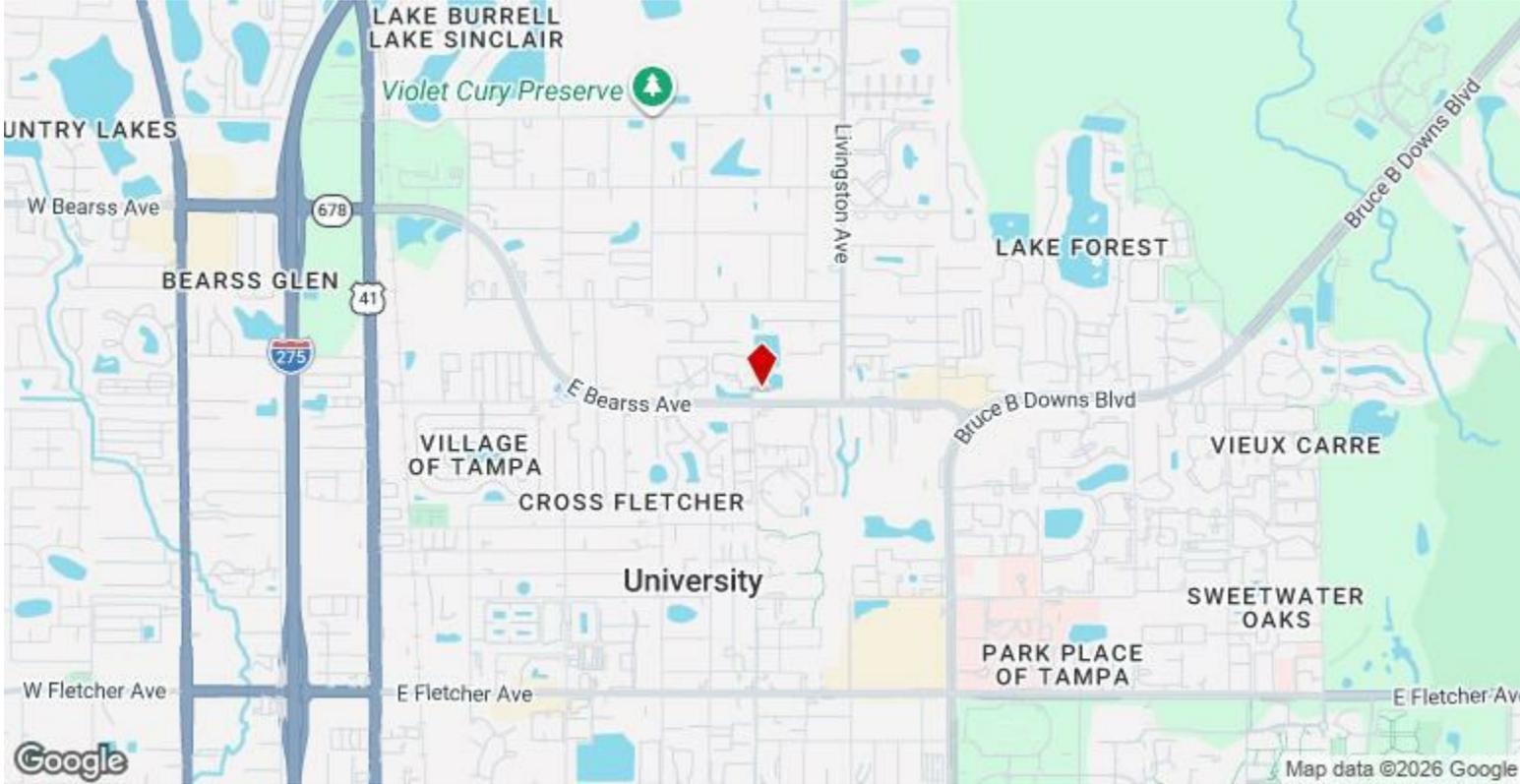
View the full listing here: <https://www.loopnet.com/Listing/2202-Bearss-Ave-Tampa-FL/39618267/>

Price:	\$2,800,000
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	9.86%
Lot Size:	0.77 AC
Gross Building Area:	2,720 SF
No. Stories:	1
Year Built:	1988
Tenancy:	Multi
Parking Ratio:	2.94/1,000 SF
Clear Ceiling Height:	10 FT
Zoning Description:	C-N, County
APN / Parcel ID:	U-05-28-19-ZZZ-000001-26080.0

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## Location



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## Property Photos



Drone Photos (2 of 15)



Ground Photos (1 of 1)

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## Property Photos



Drone Photos (13 of 15)



Drone Photos (12 of 15)

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## Property Photos



Drone Photos (15 of 15)



Drone Photos (14 of 15)

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## Property Photos



Interior Photos (2 of 5)



Interior Photos (5 of 5)

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## Property Photos



Interior Photos (4 of 5)



Interior Photos (3 of 5)

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## Property Photos



Interior Photos (1 of 5)



Drone Photos (11 of 15)

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## Property Photos



Drone Photos (10 of 15)



Drone Photos (9 of 15)

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## Property Photos



Drone Photos (8 of 15)



Drone Photos (7 of 15)

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## Property Photos



Drone Photos (6 of 15)



Drone Photos (5 of 15)

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## Property Photos



Drone Photos (4 of 15)



Drone Photos (3 of 15)

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## Property Photos



Drone Photos (2 of 15) Cover Edit

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