

**1410 E. 17th Ave.
Tampa, FL 33605**

FOR SALE



**YBOR CITY
LAUNDROMAT SITE**

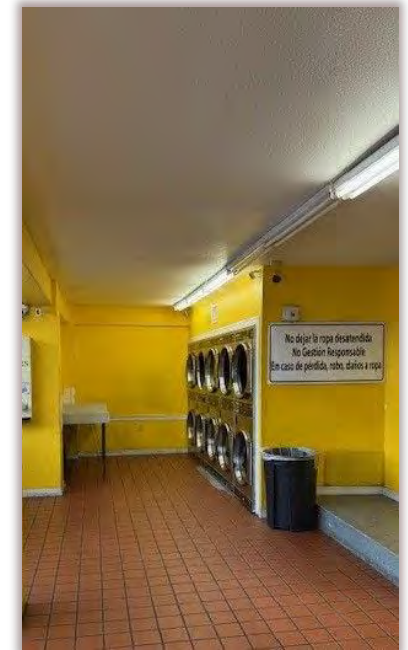


PROPERTY DETAILS

TMC - The Mahr Company is pleased to present the opportunity to purchase a highly desirable free-standing retail building in Tampa, located in the highly sought out Ybor area. This Property features excellent ingress and egress, great signage and parking and is currently in operation as a laundry mat.

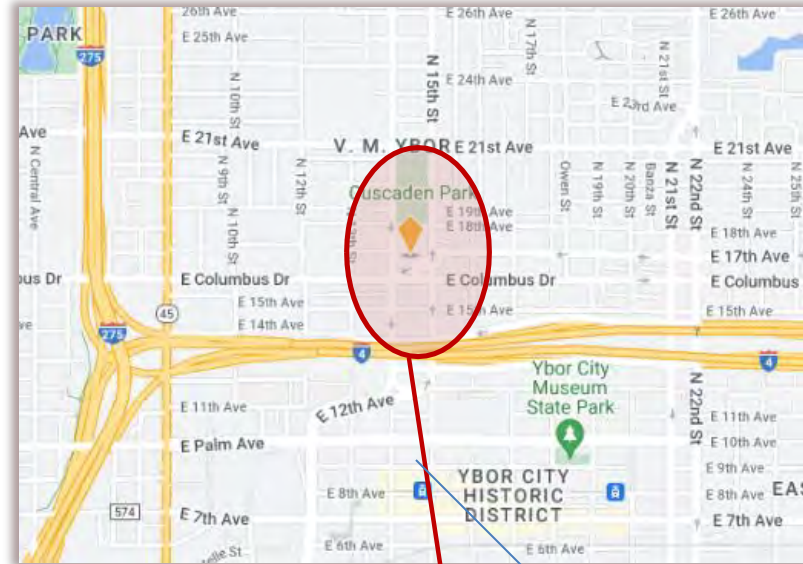
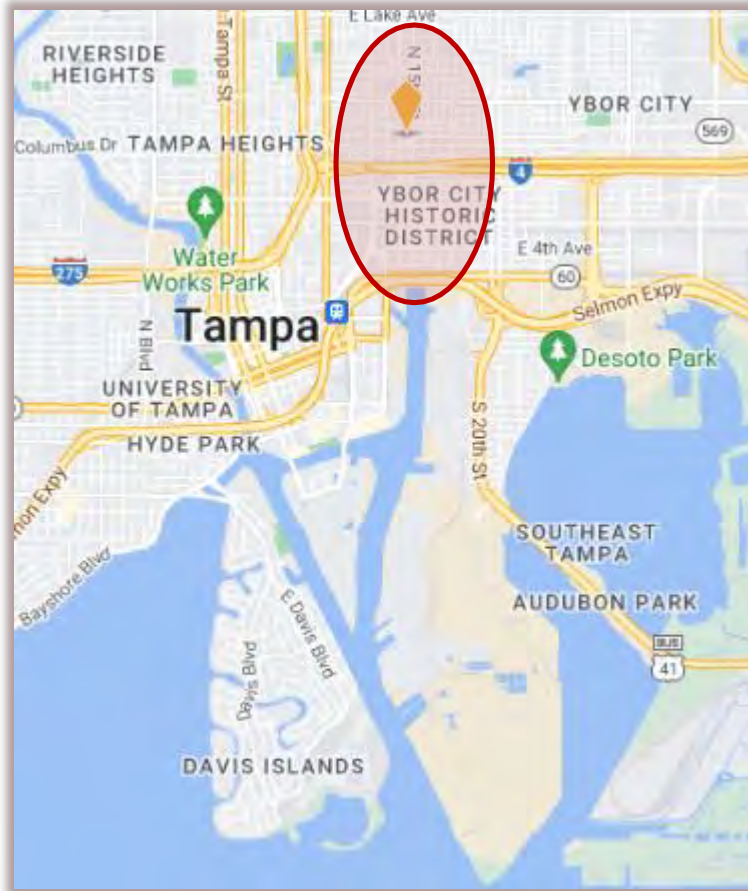
The Property is being sold as-is and without the existing FF&E, but ownership would consider a sale of the FF&E if a buyer is interested in same. Presently operated as a 24-hour laundromat.

- Ask Price: \$699,000 (without equipment)
- Net Rentable Area: ~2,398 SF
- Gross Rentable Area: ~2,658 SF
- Building Type: Block Construction with Sealed Membrane Roof
- HVAC: Roof Mounted Package Unit
- Land Size: 12,240 SF = .28 acres
- Year Built: 1962
- Parking: ~ 14 spaces
- Zoning: Commercial General (YC-5)
- Flood Zone: X
- Ideal for numerous Retail uses
- Owner would Entertain Sale of FF&E
- Property to be Delivered Vacant at Closing
- Short Walk to Historic Ybor
- Call for Tour or Additional Information



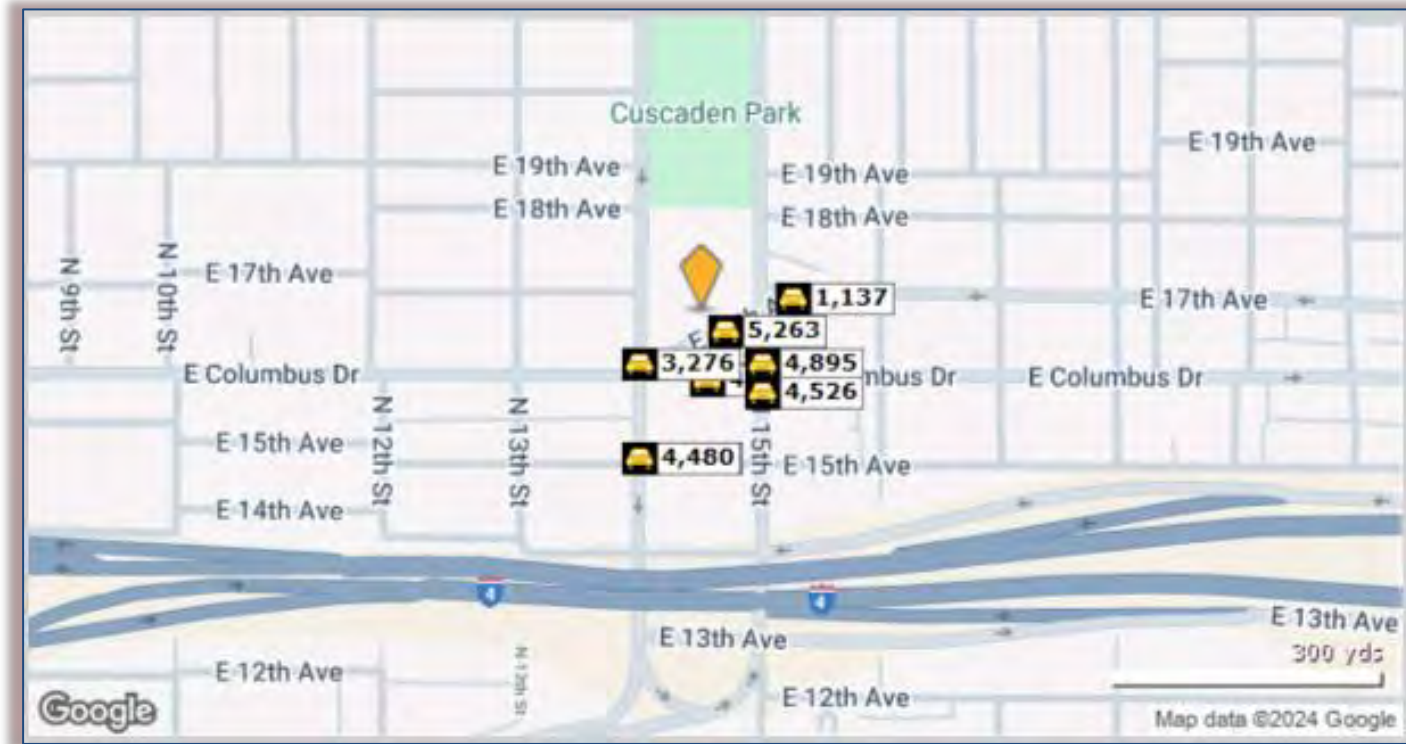
LOCATION DETAILS

- Prime Ybor Location poised for repositioning - High Traffic and High Visibility with Premium Signage on 17th and visibility from E. Columbus- 2022 Traffic counts exceed 4,000 cars per day.



TRAFFIC DETAILS

- Great Traffic Counts and High Visibility



Street	Cross Street	Cross Street Distance	Count Year	Average Daily Volume	Miles From Location
E 17 th Ave	N 15 th Street	.03 NE	2022	5,263	.02
E Columbus Dr	N 15 th Street	.04 E	2022	3,971	.04
E Columbus Dr	N 15 th Street	.04 E	2018	4,411	.04
E Columbus Dr	N 15 th Street	.04 E	2020	4,093	.04
N 14 th Street	E Columbus Dr	.01 S	2022	3,276	.05



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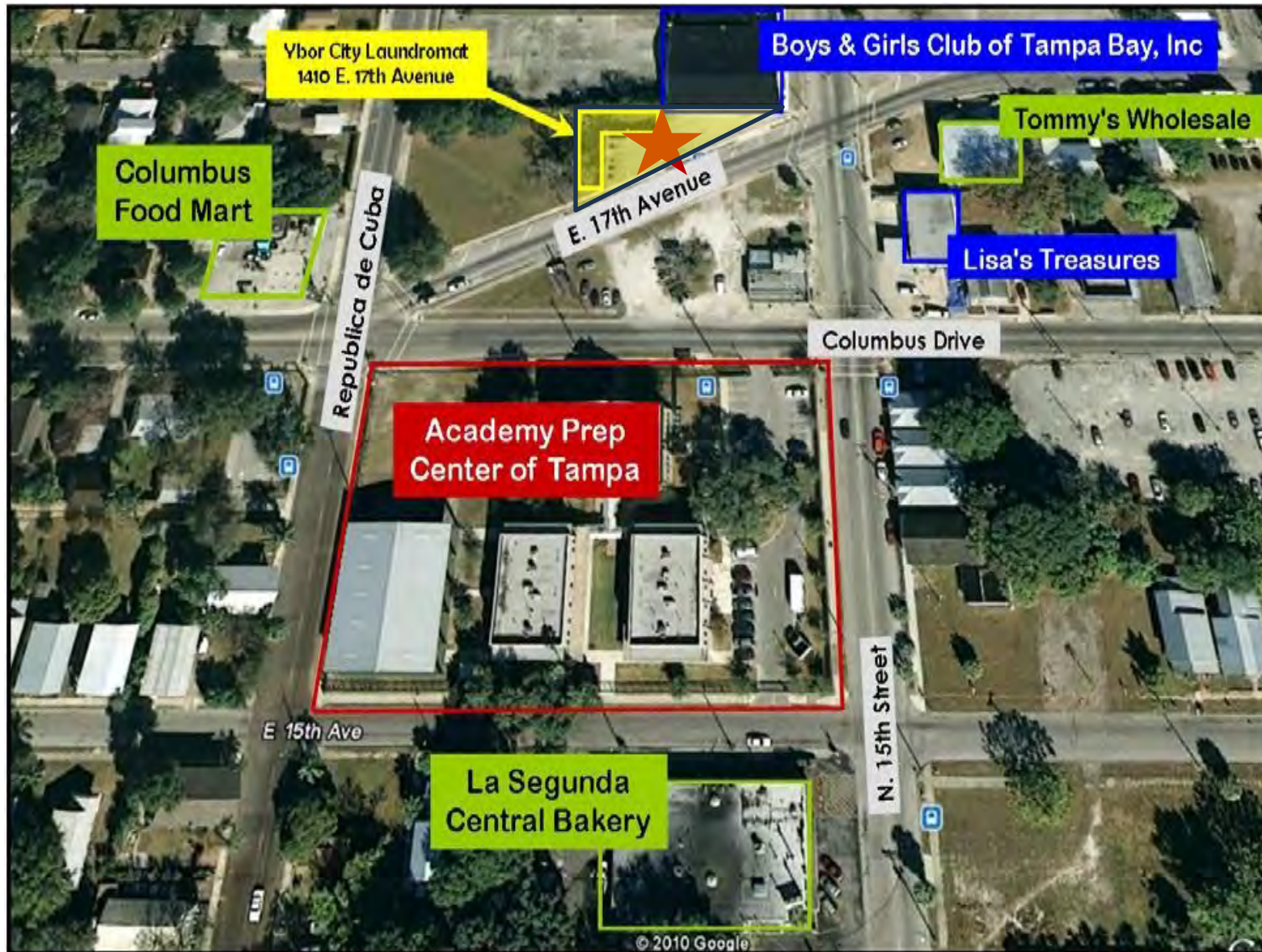
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PROPERTY LOCATION

1410 E. 17th Avenue is located in Ybor, walking distance to the Ybor Historic District, Just North of I-4 and is located across the Street from Academy Prep

