



**8531 N. NEBRASKA AVE
TAMPA, FL 32726**

**- FOR SALE -
\$850,000**

**BUILDING: 5,177 GROSS SF | LAND: 21,140 GSF
MULTI-FUNCTIONAL BUILDINGS IN FLOURISHING
NORTH TAMPA COMMUNITY**



**brokerage
done
differently**

813-935-9600

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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FINANCIAL & TERMS

Status..... **Active**
Price..... **\$850,000**
Terms..... **For Sale**

LOCATION

County..... **Hillsborough**
Street Number..... **8531**
Street Name..... **N. Nebraska**
Street Suffix..... **Avenue**
City..... **Tampa**
State..... **FL**
Zip Code..... **33604**
Market..... **Tampa Bay**
Sub-market..... **Tampa**

THE COMMUNITY

Neighborhood..... **214003.00 | Sulphur Springs Ar N of Waters to Busch**
Community/Subdivision Name..... **45M | SULPHUR SPRINGS ADDITION**
Flood Zone Area..... **X - Moderate to Low Risk Areas**
Flood Zone Panel..... **N/A**
Traffic Count..... **N/A**

PROPERTY DETAILS

Folio Number..... **146239-0000**
Type..... **Retail/Commercial**
Gross Total Land..... **21,140 GSF**
Gross Total Building..... **5,177 GSF**
Bldg. 1: 4,533 SF | Bldg. 2: 644 SF
Lot Size..... **100 x 212**
Year Built..... **Bldg. 1: 1929 | Bldg. 2: 1940**
Frontage..... **N/A**
Depth..... **N/A**
Class..... **C - Masonry or Concrete Frame**

UTILITIES

Electricity..... **N/A**
Water..... **N/A**
Waste..... **N/A**
Communications..... **N/A**

LEGAL DESCRIPTION

SULPHUR SPRINGS ADDITION LOTS 1 AND 2 AND W 1/2 CLOSED ALLEY ABUTTING THEREON AND LOTS 9 AND 10 AND E 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK

Property Style

Bldg. 1: 17 | Dormitory
Bldg. 2: 01 | Single Family
Stories..... **1**
Bathrooms..... **Bldg. 1: 2 | Bldg. 2: 1**
Bedrooms..... **Bldg. 1: 10 | Bldg. 2: 1**
Property Style..... **Vacant**
Current Use..... **7100 CHURCHES**
44 Bed rehab facility center with 32 beds for men and 12 beds for women
Future Use..... **N/A**
Zone..... **CI - Commercial Intensive**

TAXES

Tax Year..... **N/A**
Estimated Taxes..... **N/A**



This property can be redeveloped and repurposed for many uses!

- **In an Opportunity Zone**
- Growth is tremendous with redevelopment in all directions
- **May be utilized for many purposes**
- 100% year- round occupancy, with a waiting list
- **Solid incoming producing property**
- **High traffic counts**
- Parking lot
- Property type: **CI- Commercial Intensive**
- Perfect for an organization seeking a senior living, Veteran program, religious/rehabilitation site with frontage on a main road.



PROPERTY FEATURES

8531 N. NEBRASKA AVE. | TAMPA, FL 32726

COMMERCIAL | RETAIL | PROFESSIONAL OFFICE | MULTI-FAMILY SITE IN AN OPPORTUNITY ZONE

Subject features **2 buildings with 4,768 SF (heated)** on over **21,000 GSF of land**, designed to create a community type housing feel for its residents.

The sale consists of a **One Story Duplex with Kitchen/Dining/Check in Office Building** and a **One Story Admin Office Building**.

Men's Shelter 3,462± square feet
Women's Shelter 977± square feet
Women's Shelter 329± square feet
TOTAL..... 4,768± heated square feet



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The facilities are located in North Tampa, an area of town that is experiencing tremendous revitalization, growth, and new development.

Located approximately 5 miles north of Downtown Tampa, this site is short commute to and from the Channel District, Ybor City, East Tampa, Temple Terrace, University of South Florida Area, Lutz and Pasco County or just about anywhere else in the Tampa Bay area.

Southeast of the Northbound/ Southbound Busch Blvd ramps of Interstate 275, subject features ease of access to Nebraska Avenue, Busch Blvd, Florida Avenue and Waters Avenue. These major thoroughfares offer ease of access to shopping, dining, commerce, and travel. Interstate 275 is only 1.1 miles Northwest of this site.

Each of these thoroughfares presents endless commerce of all types to include: dining, retail, banking, education, lodging, medical and more.

Population

Distance	Male	Female	Total
1- Mile	7,540	7,840	15,380
3- Mile	52,795	55,971	108,765
5- Mile	151,574	159,959	311,533

Radius

Average Household Income

1-Mile	\$23,215.69
3-Mile	\$37,528.31
5-Mile	\$41,124.24



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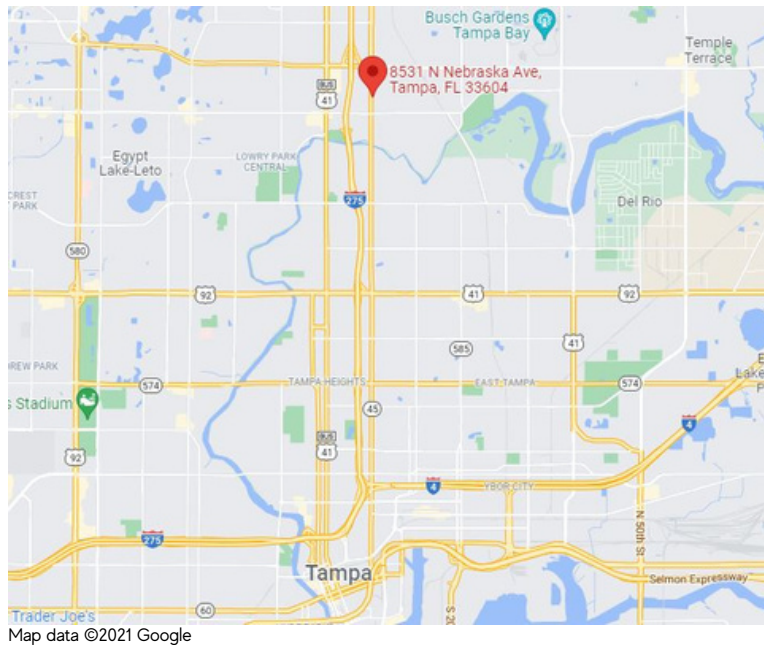


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DIRECTIONS FROM DOWNTOWN TAMPA - AVERAGE TRAVEL TIME: 15 MINS

- Get on I-275 N from N Florida Ave
- Follow I-275 N to E Bird St. Take exit 49 from I-275 N
- Take exit 49 for Bird St toward Waters Ave
- Keep right at the fork, follow signs for Water Ave and merge onto E Bird St
- Take a left on Nebraska Ave
- .5 miles, property will be on the right.



**CALL ME DIRECTLY TO MAKE
YOUR OFFER OR SCHEDULE
AN EXCLUSIVE SHOWING!**

MOBILE: 813.997.4321

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BROKERAGE DONE DIFFERENTLY

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