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JASON SPITZER - RE/MAX COMMERCIAL

150 2nd Avenue North | Suite 100

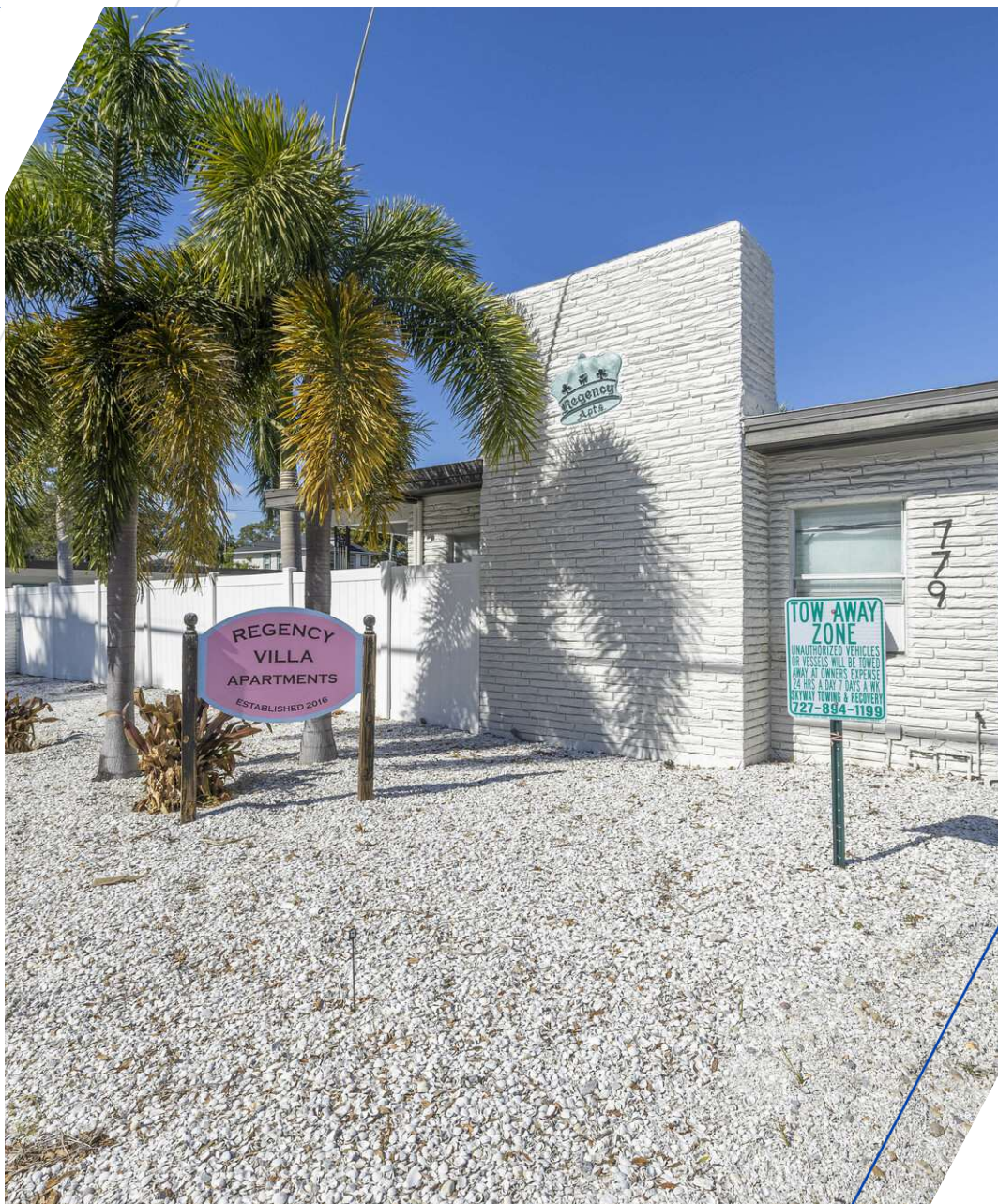
St Petersburg, FL 33701

FOR SALE

MULTIFAMILY PROPERTY

REGENCY VILLA APARTMENTS

779 9TH AVENUE N. | ST PETERSBURG, FL 33701



PRESENTED BY:

JASON SPITZER, JD

Commercial Real Estate Advisor

727.336.0465

REGENCY VILLA APARTMENTS

779 9TH AVENUE N. | ST PETERSBURG, FL 33701



PROPERTY DESCRIPTION

Regency Villas Apartments is a standout property in the heart of Uptown St. Petersburg, offering a rare opportunity in this thriving area. This impressive complex features 16 thoughtfully arranged apartments. The property includes 15 studio units and one spacious 1-bedroom apartment, all set around a beautifully landscaped courtyard complete with a tranquil pool oasis.

Nestled in the highly desirable and walkable Historic Uptown neighborhood, these apartments are just blocks from downtown St. Pete, Old Northeast, Crescent Lake, and vibrant 4th Street. Many units have been recently updated, providing tenants with modern comforts in an unbeatable location.

The property boasts numerous amenities, including off-street parking for most units, on-site laundry facilities, private fenced dog park, and a shaded, fenced pool area that sets it apart in the rental market. These features, combined with the prime location, make Regency Villas Apartments highly attractive to renters, minimizing vacancies and ensuring steady rental income.

PROPERTY HIGHLIGHTS

- Great location!
- Close to many restaurants & coffee shops
- 15 studio units & 1 One bedroom unit
- Swimming Pool
- 11 off-street parking spaces
- Laundry room
- Fenced in yard

OFFERING SUMMARY

Sale Price:	\$2,890,000
Number of Units:	16
Lot Size:	26,755 SF
Building Size:	7,269 SF



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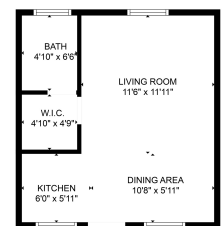
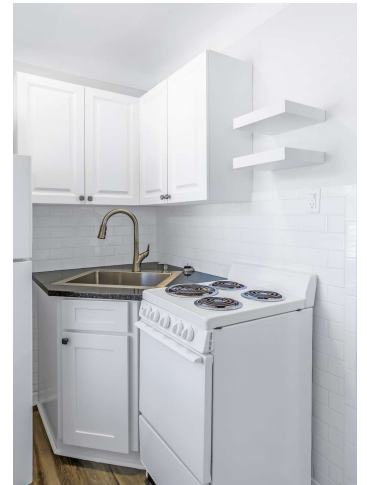
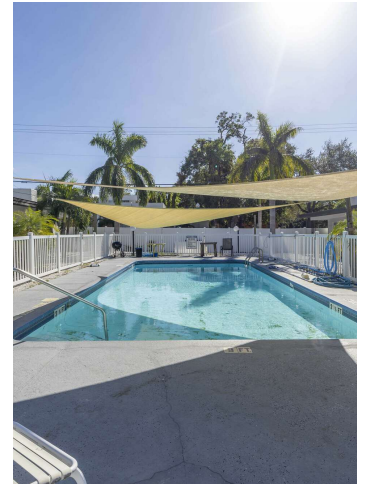
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ADDITIONAL PHOTOS

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LOCATION MAP

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,436	5,780	23,940
Average Age	42	44	48
Average Age (Male)	42	44	47
Average Age (Female)	41	44	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,389	3,314	14,064
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$98,578	\$103,820	\$110,745
Average House Value	\$577,903	\$614,799	\$674,408

Demographics data derived from AlphaMap



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