

1427 4TH STREET SOUTH

ST. PETERSBURG, FL 33701

\$1,950,000

Purchase opportunity for owner/occupier,
investment, or redevelopment.



FOR SALE

LAND INFORMATION

- 20,700 SF total (0.47 acres)
- Two parcels: 9,900 sf (90 x 110) on east parcel and 10,800 sf (90 x 120) on west parcel
- Split zoning: East parcel zoned CCT-1 and West parcel zoned NSM-1
- Highest and best use likely a QSR
- Flood Zone: AE-9
- 90 feet of frontage on 4th Street
- 230 feet of frontage on Newton Avenue



BUILDING INFORMATION

- 8,875 sf of heated building space, built in 1958
- Two (2) stories, no elevator
- Common area kitchen for use by all second floor tenants
- 16 parking spaces with large lot to the west for additional parking
- Three (3) current tenants, all on short term leases (less than one year)
- Broker Notice: Any commissions or fees on the buyer's side will have to be paid by the purchaser



2nd floor vacant suite

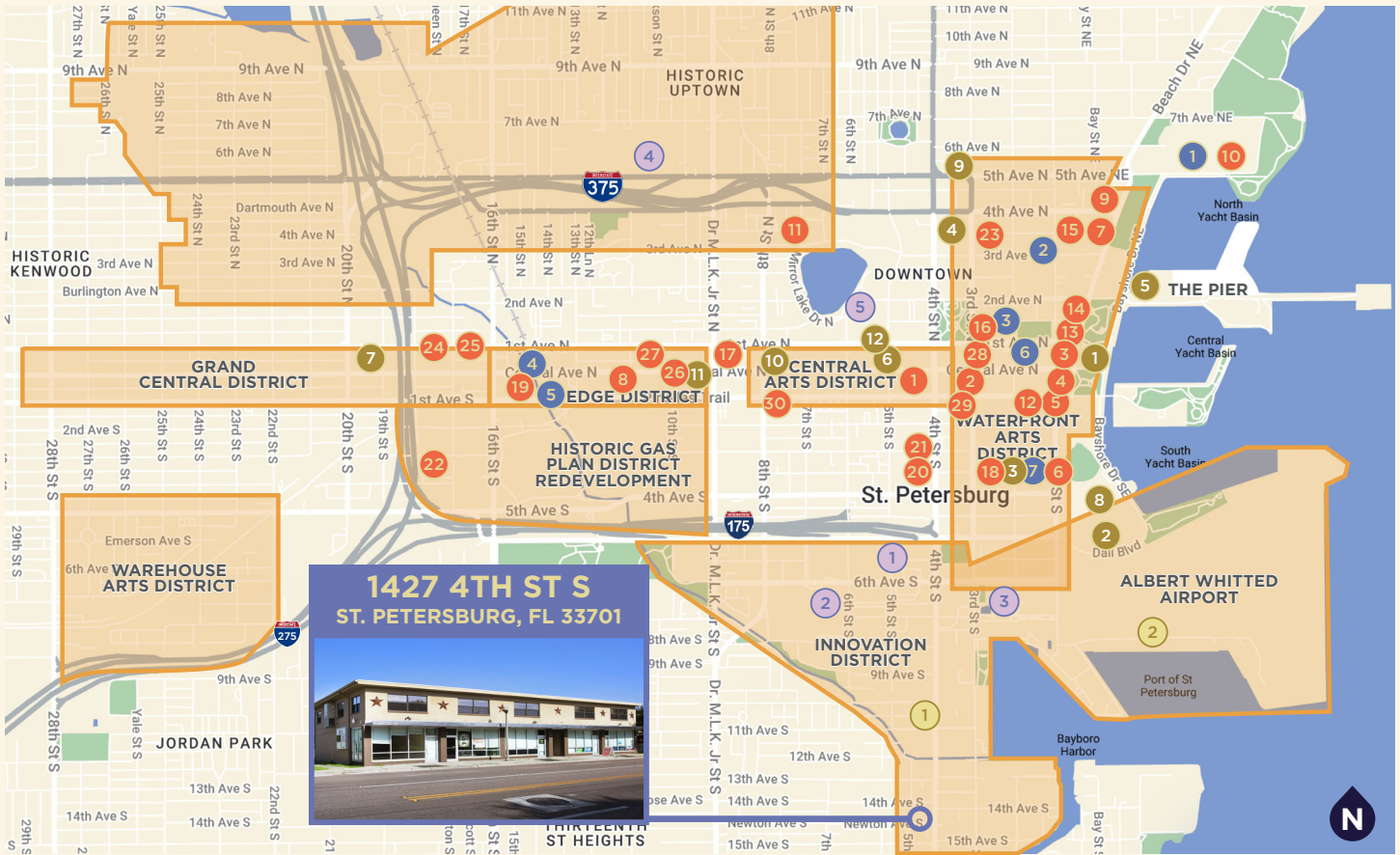


2nd floor common area break room



LOCATION OVERVIEW

- Located in the Innovation District
- Within three (3) blocks of the spARK Innovation Center, Harborage Marina, Bayboro Station, NOAA, Taco Bell, Dunkin', Wendy's, and McDonalds
- 2024 AADT: 16,000





# Hotels	# Mixed Use	# Residential Condos (Units)	Apartments (Units)
1 The Vinoy Marriott Autograph	1 Museum of Fine Arts	1 400 Central (301)	16 Ascent (357)
2 Galaxy Hotel	2 The Salvador Dali Museum	2 Art House (244)	17 Camden Central (377)
3 AC Marriott	3 The James Museum of Western and Wildlife	3 ONE (253)	18 Camden Pier (358)
4 The Central Marriott Autograph	4 The Museum of American Arts and Crafts	4 Bayfront Tower (250)	19 Fusion 560 (325)
5 Moxy Hotel (EDGE Collective)	5 St. Pete History Museum	5 Signature Place (243)	20 Beacon 430 (326)
6 Hyatt Place	6 Holocaust Museum	6 Saltaire (192)	21 Avanti (246)
7 Hilton	7 Imagine Museum	7 Parkshore (117)	22 Modera (383)
# Institutional	8 Mahaffey Theater	8 1010 Central (114)	23 Cottonwood (306)
1 Johns Hopkins all Children's Hospital	9 Palladium Theater	9 400 Beach (107)	24 1701 Central (243)
2 Orlando Health Bayfront Hospital	10 Chihully Galleries	10 Vinoy Place (102)	25 Arte (251)
3 The University of South Florida	11 Morean Arts Center	11 Reflection (88)	26 930 Flats (218)
4 St. Anthony's Hospital	12 Florida Craftsman Gallery	12 McNulty Lofts (85)	27 VIV (269)
5 City Hall/Courthouse/Second District Court of Appeal		13 Florencia (52)	28 3rd & 3rd (262)
# Coworking and Incubation		14 Ovation (45)	29 EVO (220)
1 spARK Innovation Center		15 The Nolen (31)	30 Hermitage (348)
2 The Hub			



LOCATION MAP

SITE
Anticipated Sale Price:
\$1.95M

- LEGEND:**
-  4th St. S + 19th Ave. Bus Stop
 -  Historic Seaboard Train Station

CONTACT

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