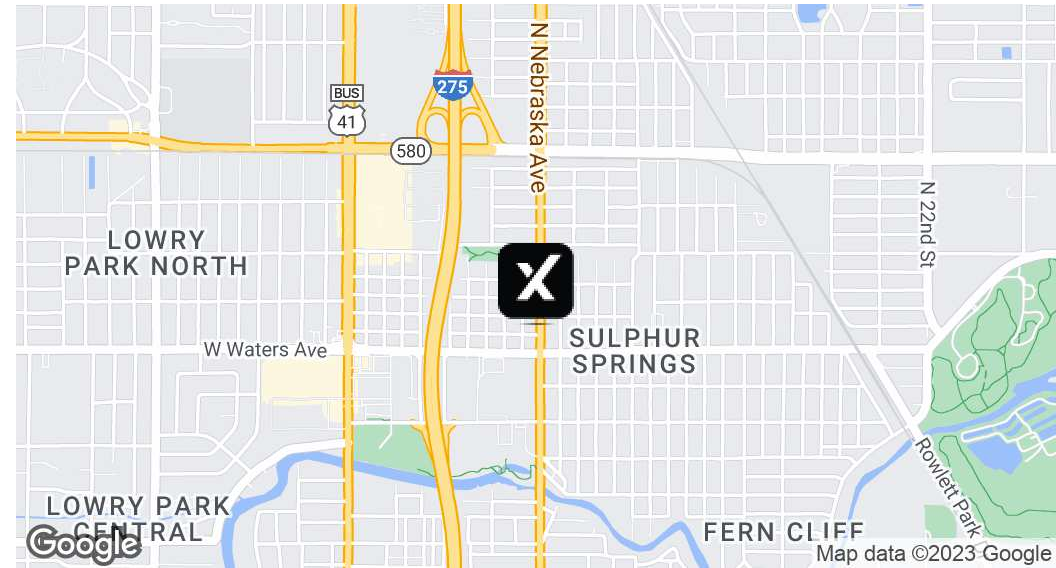


FOR SALE | 8436 N Nebraska Ave

8436 North Nebraska Avenue, Tampa, FL 33604



Offering Summary

Sale Price:	\$1,300,000
Building Size:	7,914 SF
Lot Size:	8,700 SF
Number of Units:	9
Price / SF:	\$164.27
Cap Rate:	6.37%
NOI:	\$82,814
Year Built:	1950
Renovated:	2023

Property Overview

Prime commercial property at 8436 N Nebraska Ave, Tampa, FL. This two-story building features a lucrative investment opportunity with 9 fully rented studio apartments on the second floor, providing a consistent rental income stream. On the ground floor, there are 3 rented retail units, adding to the property's income potential. Located in the bustling Seminole Heights neighborhood, this property offers both residential and commercial rental income in a thriving area. Don't miss out on this attractive investment opportunity in Tampa!

This is an income producing property and has undergone significant renovation including new roofs, flooring, paint and bathroom upgrades making it essentially turnkey, while still leaving options open for further improvement and rent increases. The seminole area is undergoing a range of improvements bringing new opportunities for the future. This site could be the perfect location to use for income generation while preparing for future renovations. Seller financing may be possible.

Property Highlights

- Fully leased
- Great location
- Solid stream of income

Paul Cross

813.937.9500
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FOR SALE | 8436 N Nebraska Ave

8436 North Nebraska Avenue, Tampa, FL 33604



VIDEO

Property Highlights

- Fully leased
- Great location
- Solid stream of income
- Many recent upgrades

Location Description

This property is located in the Seminole Heights neighborhood of Tampa. It's situated in Hillsborough County, near the intersection of N Nebraska Avenue and E Waters Avenue. This area is known for its historic charm, local shops, and diverse dining options. Please do not approach the tenants!

Offering Summary

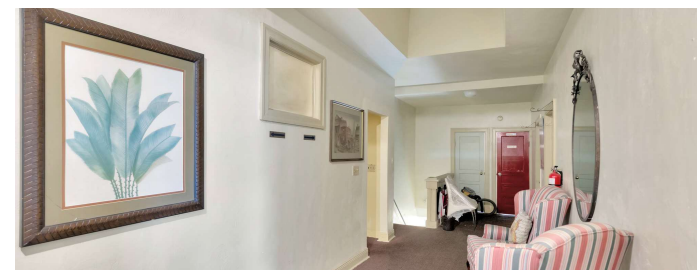
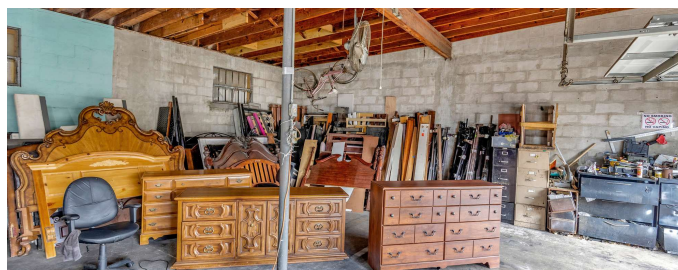
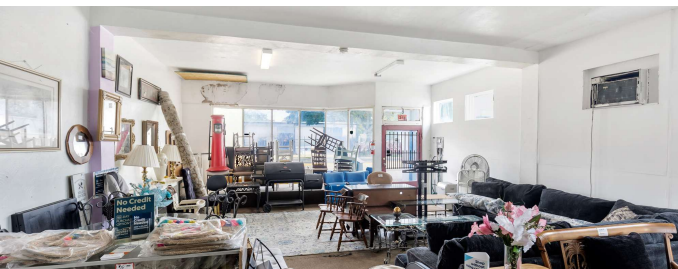
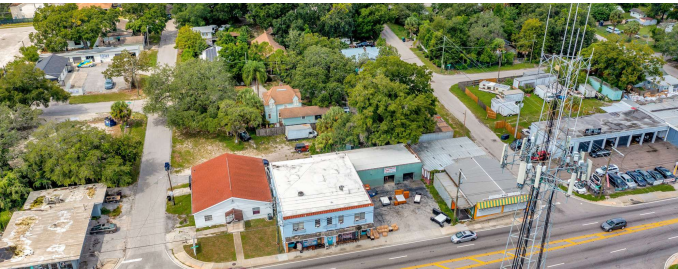
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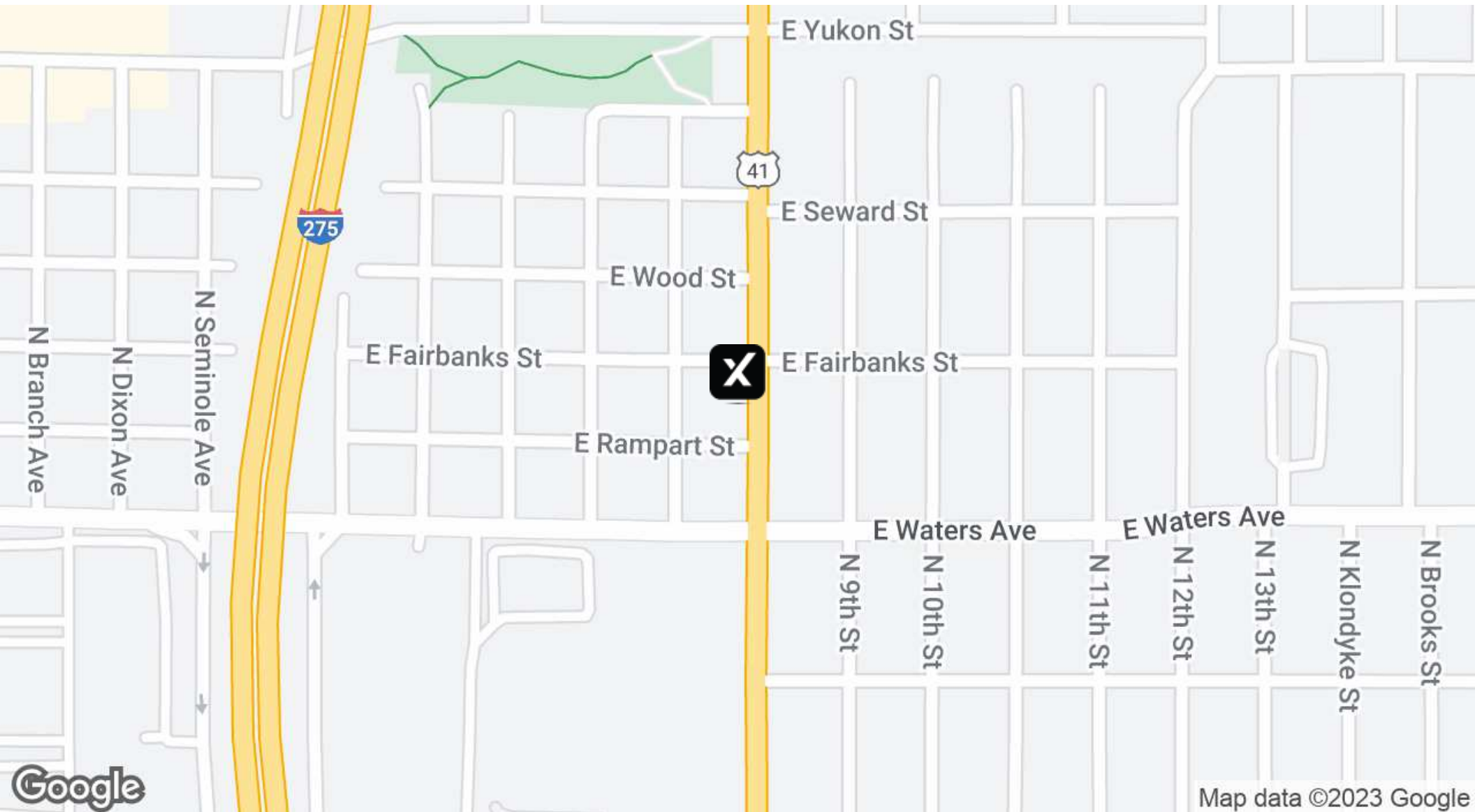
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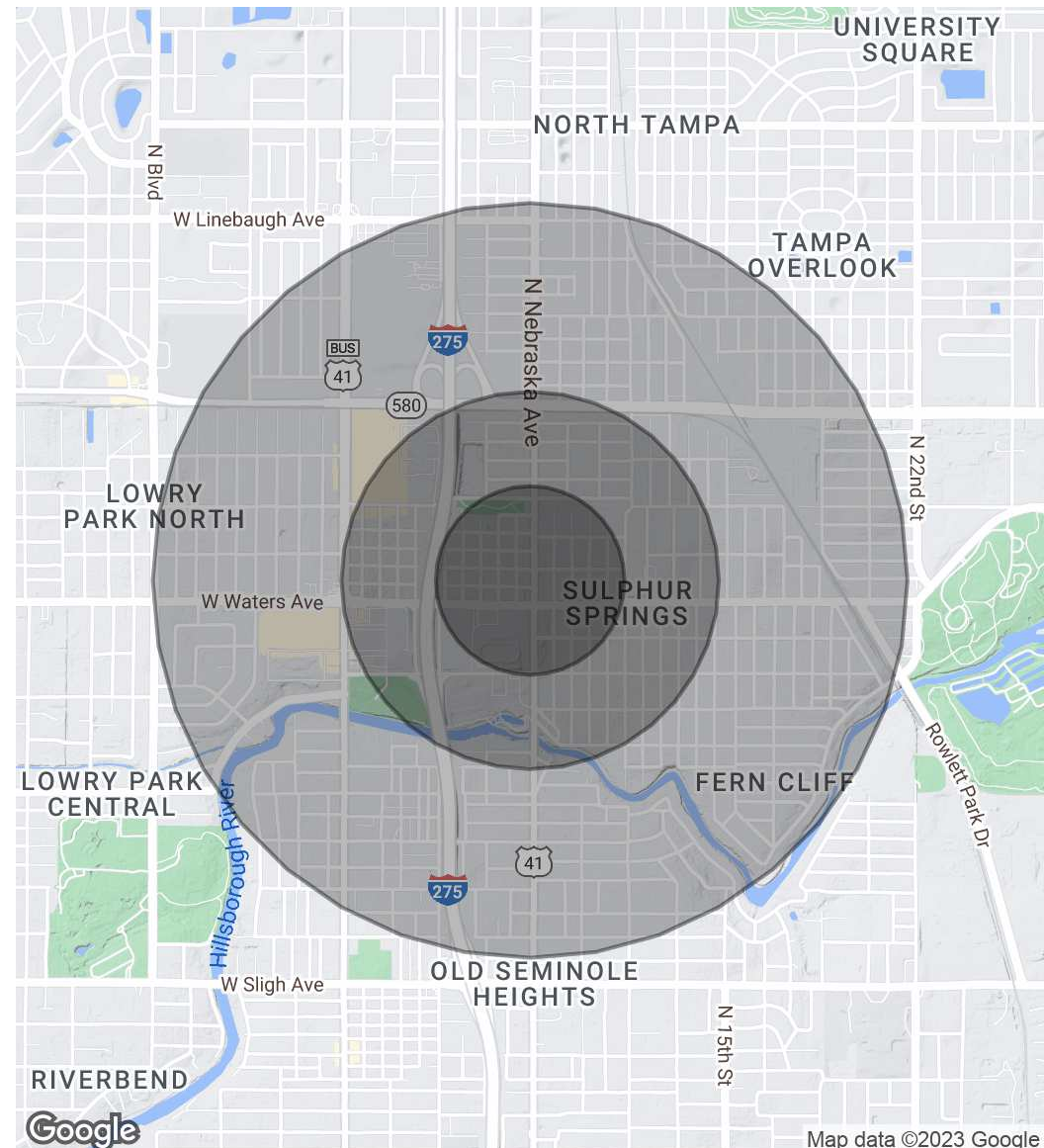
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FOR SALE | 8436 N Nebraska Ave

8436 North Nebraska Avenue, Tampa, FL 33604

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,197	4,653	19,591
Average Age	36.9	39.7	37.0
Average Age (Male)	27.9	32.9	33.4
Average Age (Female)	41.4	44.2	40.3
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	415	1,705	7,599
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$39,936	\$38,094	\$43,171
Average House Value	\$105,152	\$102,502	\$111,112

* Demographic data derived from 2020 ACS - US Census



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