

Great Opportunity for an Investor or an Owner/User

7279 N NEBRASKA AVE | TAMPA, FL 33604 \$1,500,000

AVAILABLE: Commercial Building and Land For Sale

Zoned SH-C1 | AUTO SERVICE/REPAIR GARAGE | Property Use: 2753 AUTO REPAIR C

live
work
& play

IN THE HEART OF SEMINOLE HEIGHTS



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

CALL TODAY! 813-935-9600 | TINA MARIE ELOIAN, CCIM | TINA@FLORIDACOMMERCIALGROUP.COM

PROPERTY INFORMATION

7279 N Nebraska Ave | Tampa, FL 33604

\$1,500,000

AVAILABLE: Commercial Building and Land For Sale
Zoned SH-CI | AUTO SERVICE/REPAIR GARAGE |
Property Use: 2753 AUTO REPAIR C

Folio #.....169879-0000	Frontage.....106'
Zoning.....SH-CI	Depth.....115'
Total Land Area.....12,190 SF	Parking.....Onsite
	Taxes 2022.....\$3,626.80

**Own a piece of Seminole Heights in a
great commercial corridor by major
traffic arteries!**

Welcome to a lucrative investment opportunity in the heart of the thriving Seminole Heights neighborhood, just minutes away from Tampa and I-275. Presenting this remarkable corner lot auto repair commercial building at 7279 N Nebraska Ave, Tampa, FL 33604. Situated in the highly sought-after Seminole Heights area, this property is a prime example of location meeting potential. Zoned for auto service and repair garage use (SH-CI), it offers an exceptional chance to capitalize on the ever-growing demand for automotive services in this bustling region.

This \$1,500,000 investment not only secures you a solid foothold in the automotive industry but also places your business strategically at the intersection of convenience and accessibility. With its proximity to I-275, you can effortlessly tap into a broad customer base from all directions. Moreover, Seminole Heights, known for its vibrant community, eclectic charm, and a burgeoning mix of residential and commercial development, ensures sustained growth for your venture. Don't miss out on this incredible opportunity to own a piece of Seminole Heights' promising future while benefiting from the strategic advantages this corner lot auto repair commercial building offers.

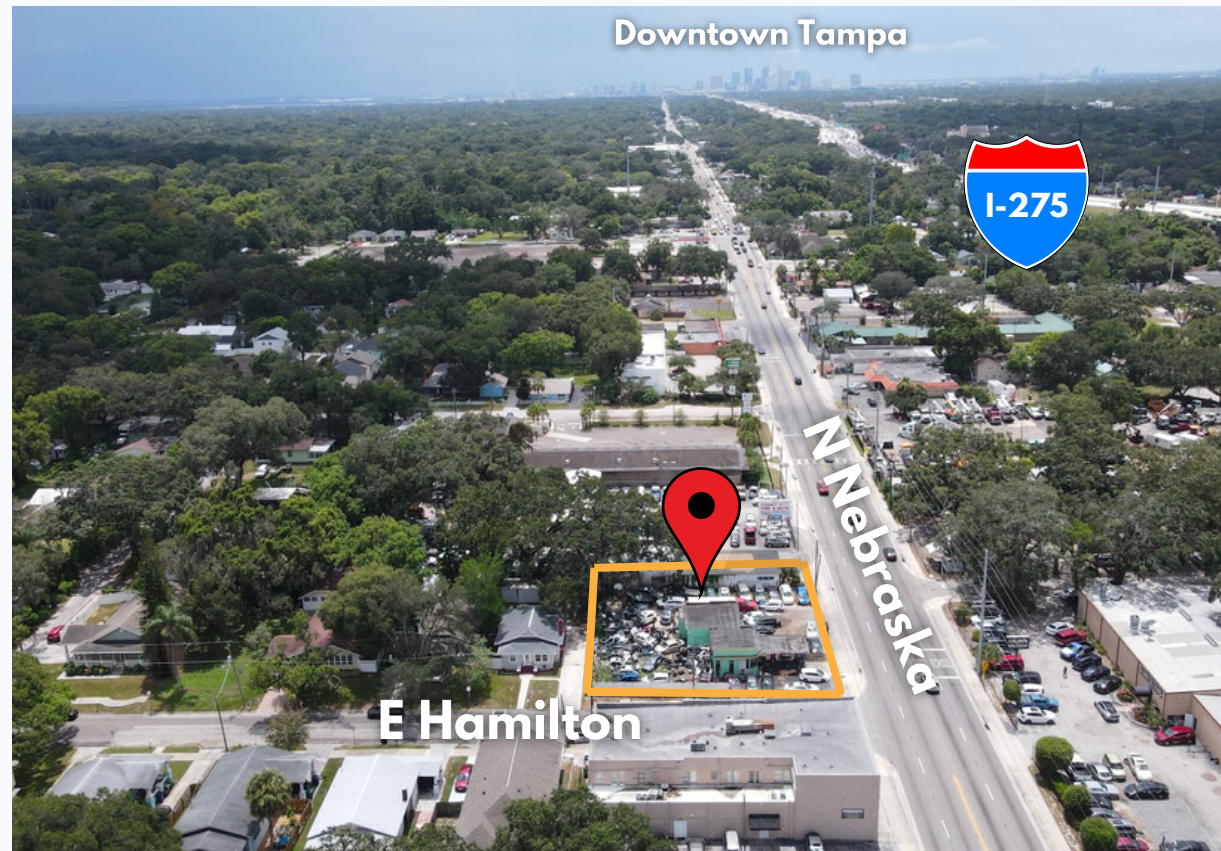
Priced for immediate sale...Submit Your Contract Today!



BROKERAGE DONE DIFFERENTLY

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Parcel/Aerial Maps

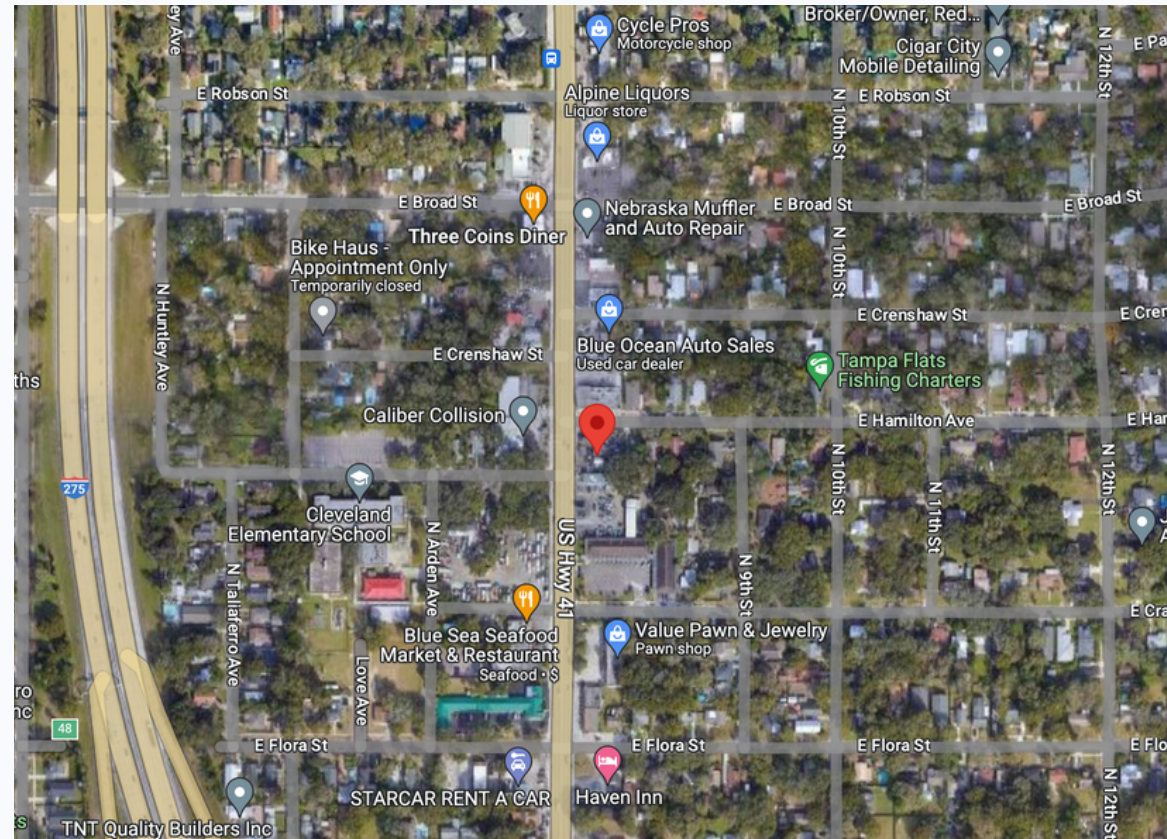
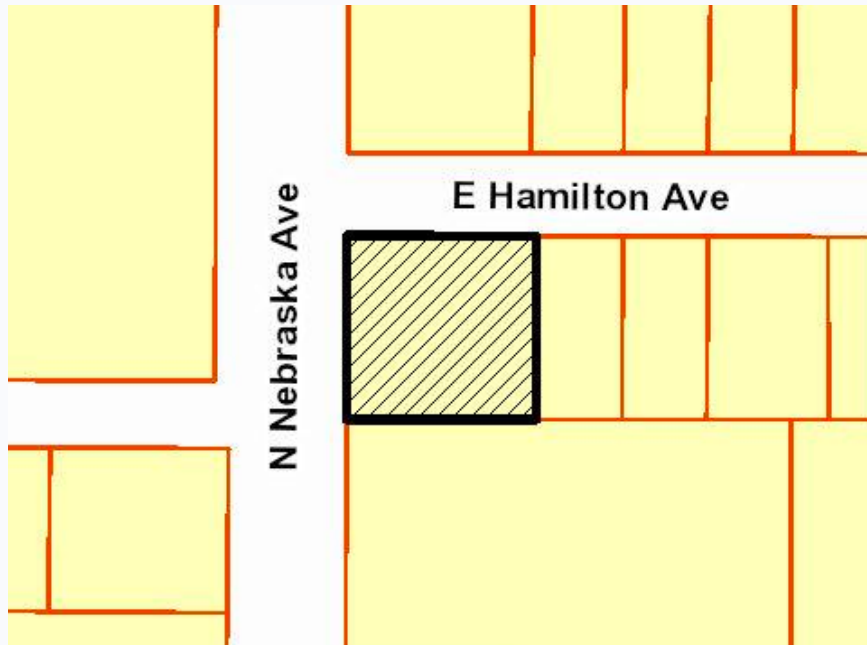
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Great location, surrounded by a variety of commercial businesses. Collision centers, schools, and restaurants are mixed in with the residential communities of the East Seminole Heights Area, making this an ideal location for a new commercial development or investment. Minutes away from Tampa's major interstate system; Interstate-4 and Interstate-275. Be in downtown Tampa, Channelside, or Ybor city within minutes, either by car or the new trolley system. Invest in Seminole Heights and become a proud member of the thriving neighborhood!

Corner Lot Property!



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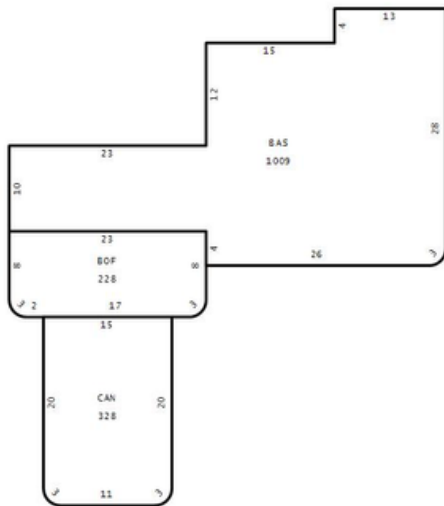
Photos

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**East Seminole Heights Area • Major Traffic
Throughways • Commercial Corridor**



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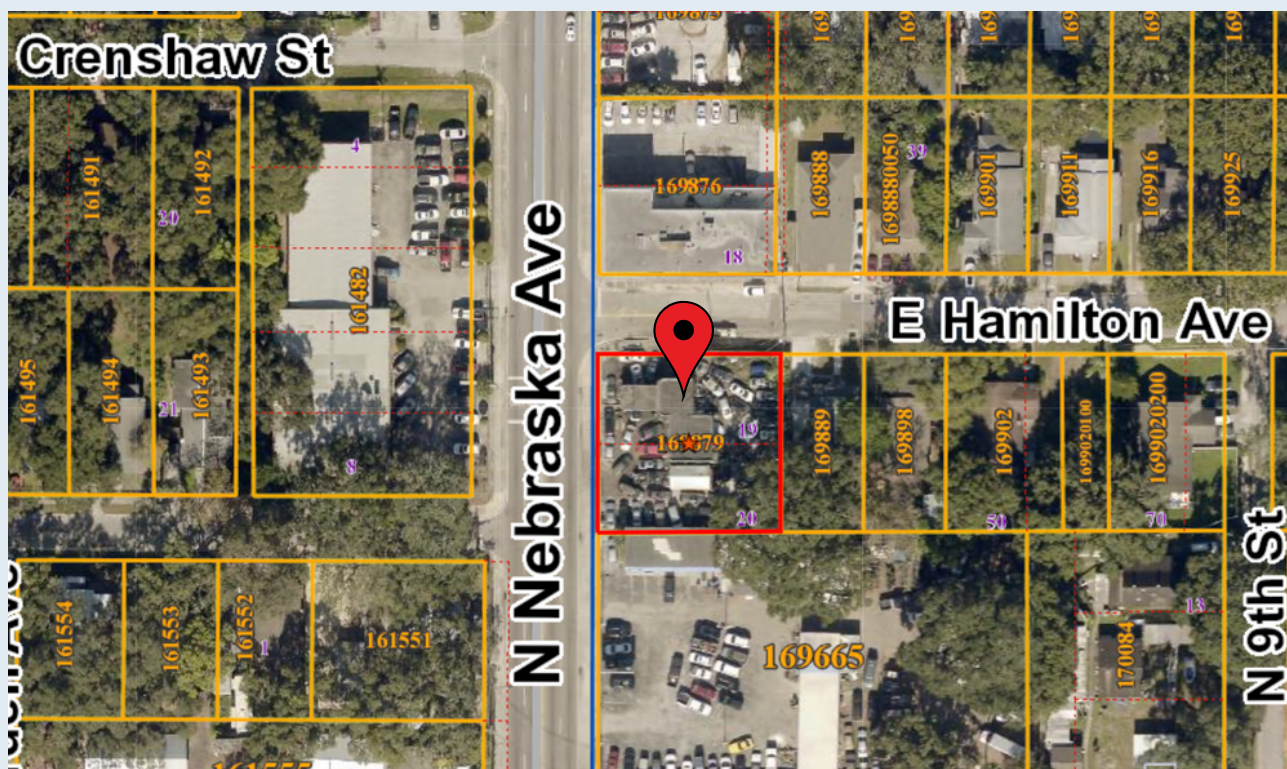
Great Investment Opportunity Available Today!

From Tampa

- Head north on N Florida Ave toward E Tyler St (0.3 mi)
- Turn right onto E Scott St (0.2 mi)
- Turn left to merge onto I-275 N (3.7 mi)
- Take exit 48 toward Sligh Ave (0.2 mi)
- Turn right onto E Sligh Ave (0.1 mi)
- Turn left onto N Nebraska Ave (0.2 mi)

Arrive at property at: 7279 N Nebraska Ave

Make your offer today!
813.935.9600



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