



BROKERAGE DONE DIFFERENTLY

live
work
& play

IN HISTORIC HYDE PARK!

813.935.9600

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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608 W HORATIO ST
TAMPA, FL 33606

FOR SALE: \$1,345,000

For Sale: **2,890 GSF** with approximately 60' of **W Horatio St** frontage. Busy area. Includes on-site parking. Ideal opportunity for an owner/user or investor looking to become a part of the Hyde Park and South Tampa community.

**OFFICE BUILDING ZONED RO-1
IN HISTORIC HYDE PARK**



This information is from sources deemed reliable but not guaranteed. Information is subject to change without notice. Information is for informational purposes only and does not constitute an offer. Information with this disclaimer is not to be used as a basis for any investment decision. Information is not to be used as a basis for any investment decision. Information is not to be used as a basis for any investment decision.

DETAILS

FINANCIAL & TERMS

Status: **ACTIVE**

Offering Price: **\$1,345,000**

LOCATION

County: **Hillsborough**

Street Number: **608**

Street Name: **W. Horatio**

Street Suffix: **Street**

City: **Tampa**

Market: **Tampa-St. Petersburg-Clearwater**

Sub-Market: **South Tampa**

THE COMMUNITY

Neighborhood: **N Hyde Park/Soho Area**

Subdivision Name: **Packwood**

Flood Zone Area: **X500**

Flood Zone Panel: **12057C0354J**

THE PROPERTY

Folio #: **194333-0000**

Building Size: **2,890 GSF / 2,720 HSF**

Total Acreage: **.11 acres / 4,892 SF**

Type: **49 | OFFICE <3 STORY**

Property Use: **Office Building**

Current Use: **Office - Owner/Tenant Occupied**

Future Use: **Office/Residential**

Class: **C - Wood Frame**

AYB: **1916**

Front Footage: **60'**

Depth: **84'**

Parking: **10+ Onsite side and rear parking as well as street parking**

Zoning: **RO-1**

UTILITIES

Electricity: **TECO**

Water: **City of Tampa Utilities**

Waste: **City of Tampa Utilities**

Communications: **Frontier Communications/ Verizon/ Spectrum**

LEGAL DESCRIPTION: PACKWOODS LOT BEG 80 FT W OF NE COR OF LOT 1 & RUN S 84 FT W 40 FT N 9 FT W 20 FT N 75 FT AND E TO POB BLOCK 11



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SPACE FEATURES

Office Building with Flexible RO-1 Zoning in Hyde Park

- 2,890 SF Two Story Building
- 4,892 SF Lot
- Currently used as 4 separate office spaces
- Busy intersection with 14,000 VTD (2022 AADT) S. Magnolia Ave and W. Platt Street
- Onsite side and rear parking as well as street parking



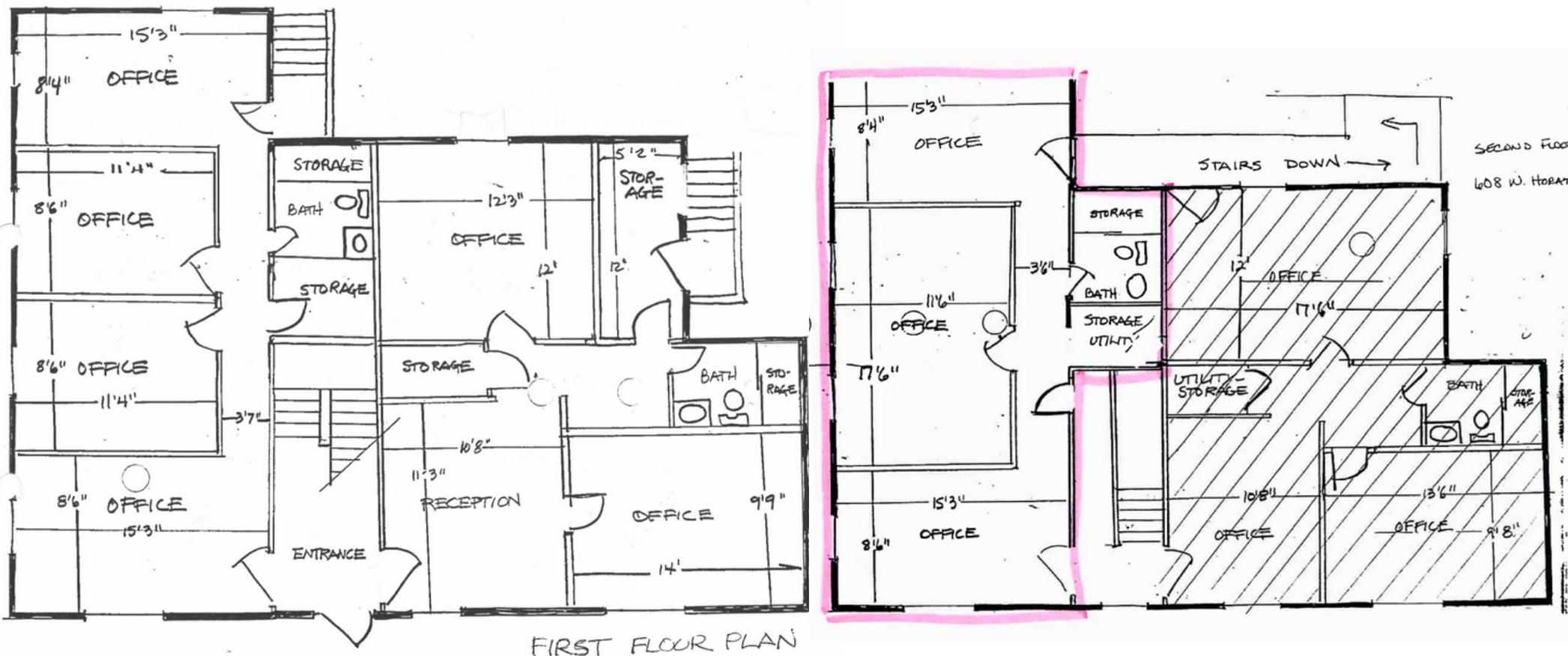
**Exceptional Location with
Endless Opportunities**



SPACE FEATURES

Historic Two Story Office Building Originally Built as 4 Apartments

- Owner occupied downstairs, and fully leased upstairs
- Ideal for owner/user or a great opportunity for an investor
- This property may be kept as current, upgraded to suit your commercial needs as a relocation, expansion, new business or torn down for future redevelopment.



SPACE FEATURES



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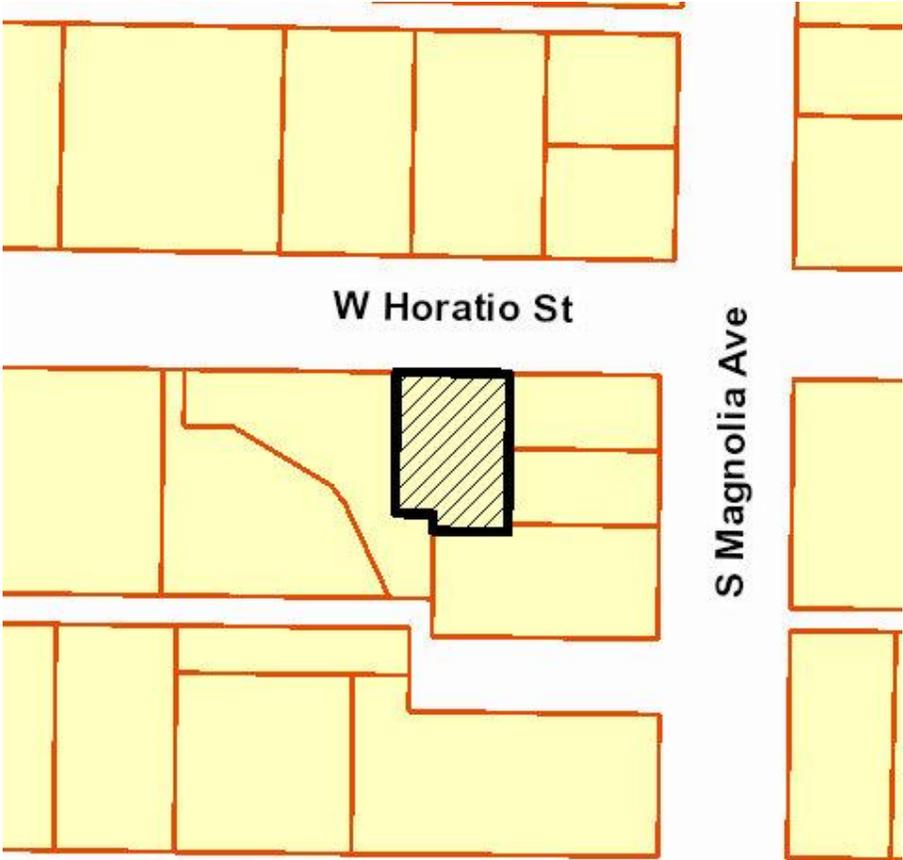
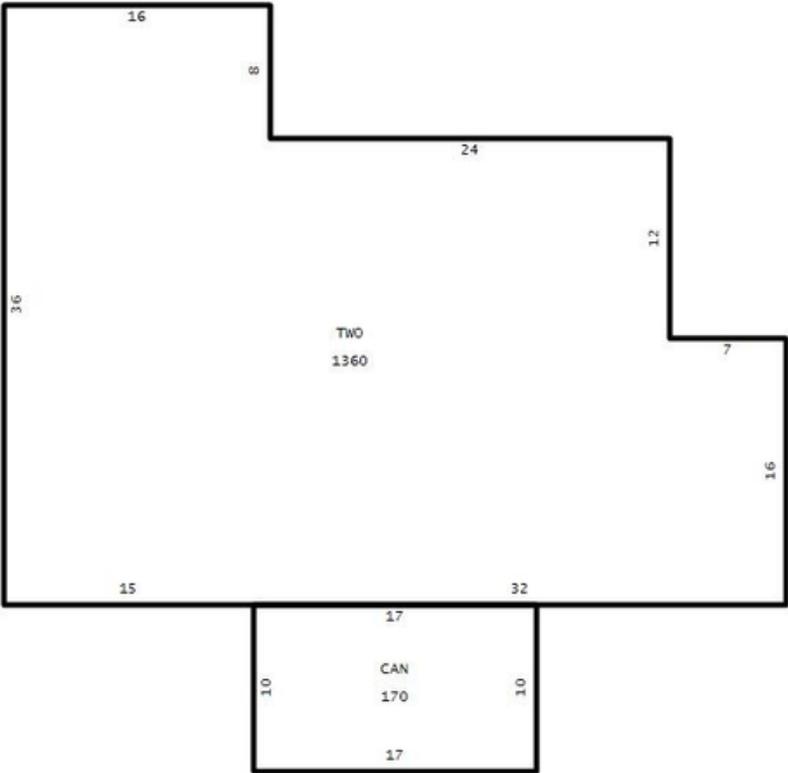
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AREA

This area of Tampa is sought after for its upscale shopping, dining and residential neighborhoods with historic charm and central location. Flexible RO-1 zoning and original design as 4 apartments provide for endless potential. Open your business here and secure your spot within Tampa’s most prestigious area!

2,890 SF PROFESSIONAL OFFICE BUILDING WITH ONSITE PARKING



2024 Bruce Harris & Associates / Hillsborough, Florida

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AREA

A Prestigious South Tampa Address. Hyde Park is Frequented by Local & Regional Visitors.

Centrally located within Tampa and the greater Tampa Bay metropolitan area, the property benefits from its location within upscale historic Hyde Park and near Downtown Tampa. Boasting strong connectivity to major transportation routes and a wealth of dining, retail, and cultural amenities, this is an attractive and rare investment opportunity for those seeking prime office space in a thriving market that continues to grow and attract residents and businesses alike from around the world.

Population Within 3 Miles: 101,225

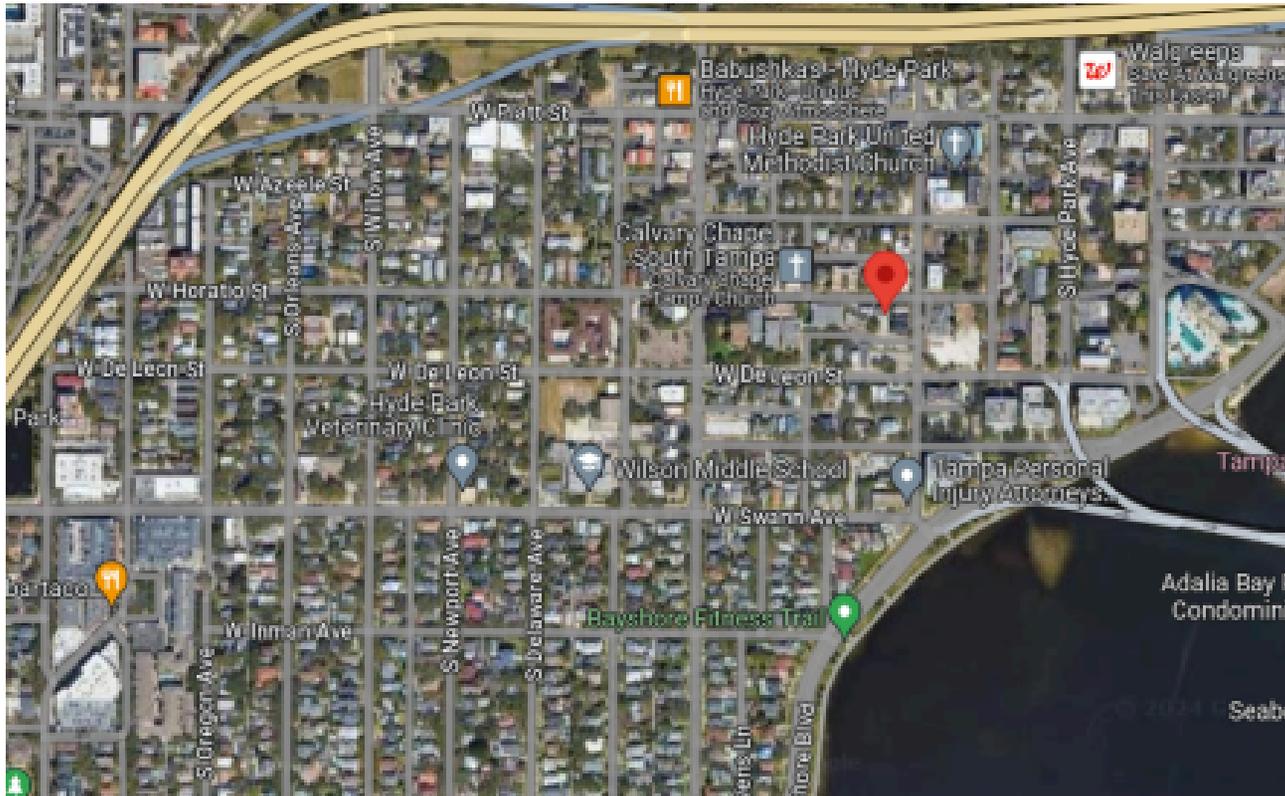
Average Income within 3 Miles: \$96,005

Dominant Tapestry Market Segment: Metro Renters

Directions

Quickly be anywhere in the Tampa Bay area with easy access to all the main arteries!

Kennedy Blvd., Bayshore Blvd. and the Selmon Crosstown Expressway provide quick and easy access in and out of the area.



DRIVING DIRECTIONS FOR:

**608 W HORATIO ST
TAMPA, FL 33606**

FROM DOWNTOWN TAMPA:
HEAD WEST ON KENNEDY BLVD.
CONTINUE WEST TO S. HYDE PARK AVENUE.
TURN LEFT. HEAD SOUTH TO AZEELE ST.
TURN RIGHT. CONTINUE TO S. CEDAR AVE.,
TURN LEFT. DRIVE SOUTH ON CEDAR AVENUE
TO W. HORATIO STREET.
TURN RIGHT. HEAD WEST TOWARDS
PROPERTY.
ARRIVE AT PROPERTY ON THE LEFT, 608 W.
HORATIO STREET.



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- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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