



## FOR SALE

Professional office

4701 Central Ave., Saint Petersburg, FL 33713



**FOR MORE INFORMATION:**

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01/07/2019



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## Contents

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PROPERTY INFORMATION

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LOCATION INFORMATION

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DEMOGRAPHICS

---

ADDITIONAL INFORMATION

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# PROPERTY INFORMATION

01/07/2019



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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,150,000
<b>Lot Size:</b>	15,000 SF
<b>Building Size:</b>	5,168 SF
<b>Building Class:</b>	B
<b>Ceiling Height:</b>	8.0 FT
<b>Year Built:</b>	1973
<b>Renovated:</b>	2006
<b>Zoning:</b>	CRT-1
<b>Cross Streets:</b>	

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## PROPERTY OVERVIEW

Beautifully redone office building on highly trafficked Central Ave. Home to many medical uses, attorneys, cpas and other professionals. There are three units which lends itself to an owner/user with the opportunity for tenants to help subsidize the mortgage. There is one 1,500 pound capacity hydraulic elevator that services the second floor space. The property has two outdoor patios on the east and west side of the building and 24 parking spaces. In addition there is approximately 2400 SF of additional storage with stand up height.

## PROPERTY HIGHLIGHTS

- -3 units, 2,536 SF, 1680 SF(2nd flr), 952 SF(1st Floor)
- -24 parking spaces
- -Large Pylon Sign(interior guts replaced 2018)
- -Elevator(totally redone in 2009)
- -Roof replaced in 2006
- -Well appointed offices on 1st floor
- -Excellent location
- -AC's replace in 2009
- -All units separately metered for electric
- -Pre-wired for internet
- -Attic plumbed for bathroom and kitchen, could be living space or additional office



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## PROPERTY DESCRIPTION

Beautifully redone office building on highly trafficked Central Ave. Home to many medical uses, attorneys, cpas and other professionals. There are three units which lends itself to an owner/user with the opportunity for tenants to help subsidize the mortgage. There is one 1,500 pound capacity hydraulic elevator that services the second floor space. The property has two outdoor patios on the east and west side of the building and 24 parking spaces. In addition there is approximately 2400 SF of additional storage with stand up height.

## LOCATION DESCRIPTION

4701 Central Avenue is located on the northwest corner of Central Avenue and 47th Street N in St Petersburg, Pinellas County, Florida. This corner site contains 15,000 square feet or 0.34 acres of total land area and has 150 feet of frontage on the northside of Central Avenue and 100 feet of frontage on the west side of 47th Street N. The property has two (2) curb cuts on the northside of Central Avenue and can be accessed by traffic traveling east or west on Central Avenue. The site also has one (1) curb cut on the west side of 47th Street N and can be accessed by traffic traveling north or south on 47th Street N. The property has an alley that runs east/west along the subject's northern boundary line. The improvement is positioned on the northern portion of the subject site. The site is rectangular in shape, has access to all utilities and is level with street grade. This is an up and coming market positioned with medical, attorneys, cpas and other professional uses.



## ZONING

CRT-1

## CONSTRUCTION

Concrete Block/Stucco with metal studs

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<b>PROPERTY NAME:</b>	4701 Central
<b>PROPERTY ADDRESS:</b>	4701 Central Ave. Saint Petersburg, FL 33713
<b>PROPERTY TYPE:</b>	Office
<b>APN:</b>	213116145620080140
<b>LOT SIZE:</b>	15,000 SF
<b>BUILDING CLASS:</b>	B
<b>ZONING:</b>	CRT-1
<b>PARKING SPACES:</b>	24
<b>PARKING RATIO:</b>	4.65 per 1000
<b>BUILDING FRONTAGE:</b>	150 Ft. of frontage
<b>CROSS STREETS:</b>	47th and Central, Corner property
<b>YEAR BUILT:</b>	1973
<b>CONSTRUCTION TYPE:</b>	Concrete block/stucco
<b>NUMBER OF STORIES:</b>	2
<b>AVERAGE FLOOR SIZE:</b>	
<b>FOUNDATION:</b>	3488
<b>METERS:</b>	3 Separate Meters, Meters in Main ground floor unit 400 amps or better
<b>NUMBER OF UNITS:</b>	3
<b>ROOF:</b>	2006



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- -Roof replaced in 2006
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- -Excellent location
- -AC's condensers replaced in 2009
- -All three separately metered for electric
- -Pre-wired for internet
- -Attic plumbed for bathroom and kitchen, could be living space or additional work spaces
- One Tenant besides Owner, Edward Jones in Unit C(952 SF)
- Lots of natural light



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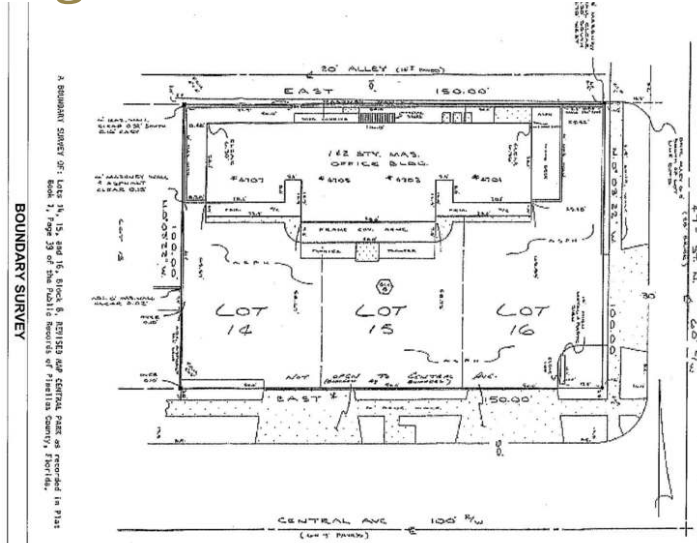
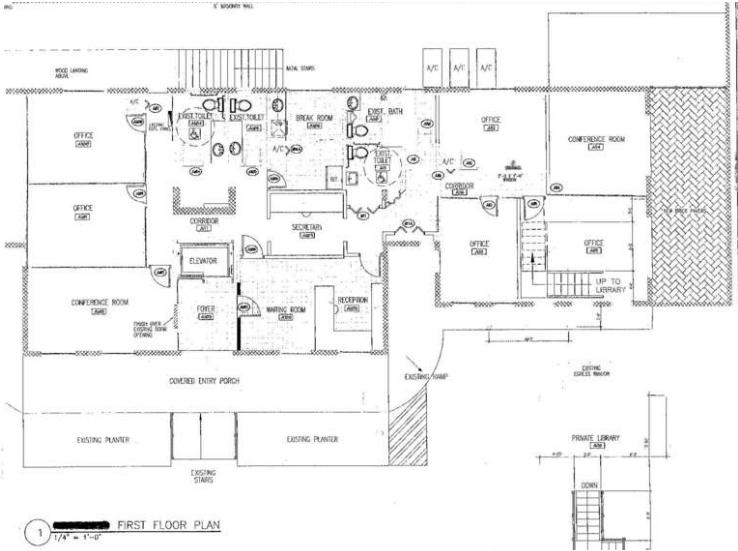




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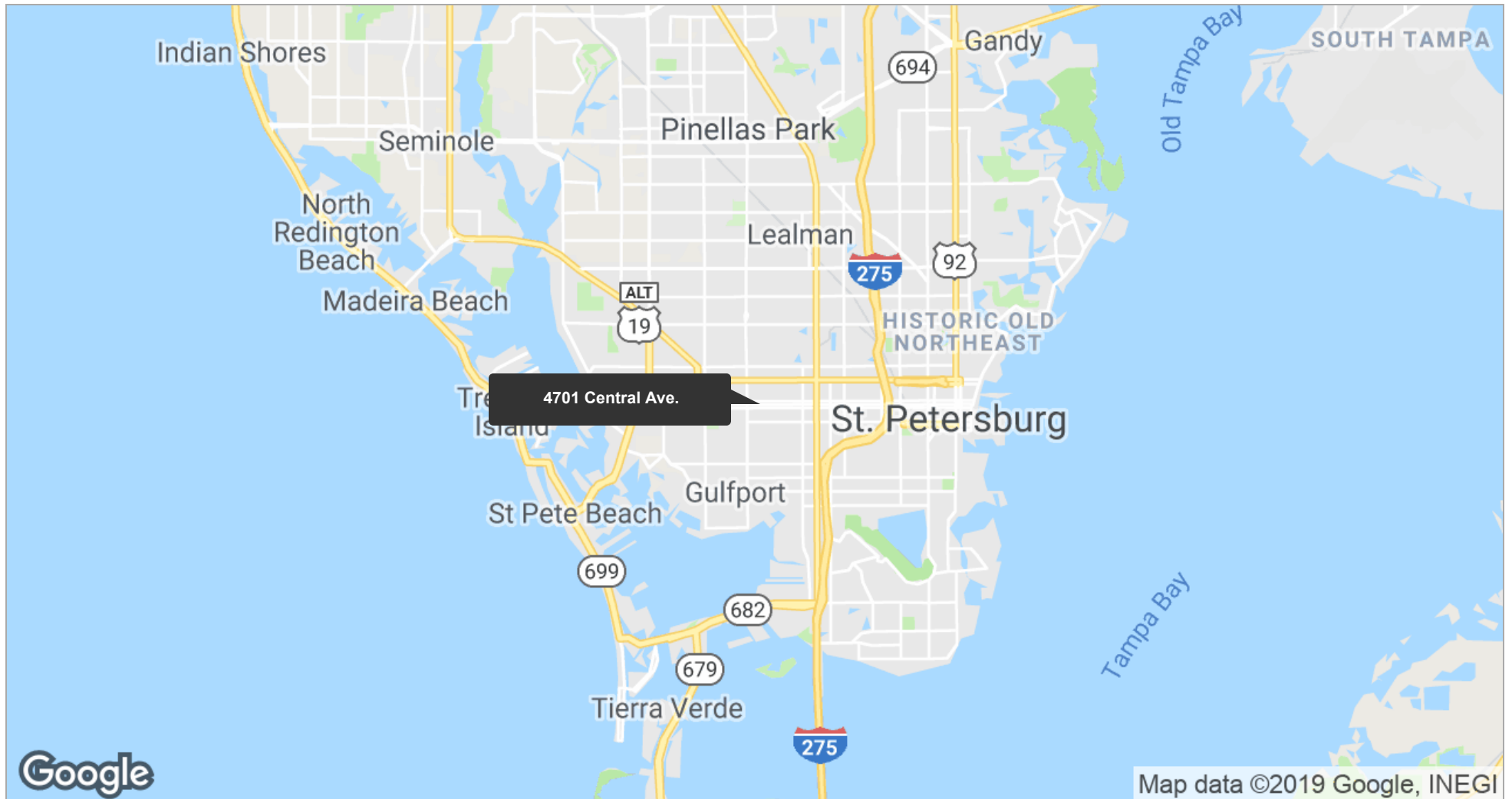
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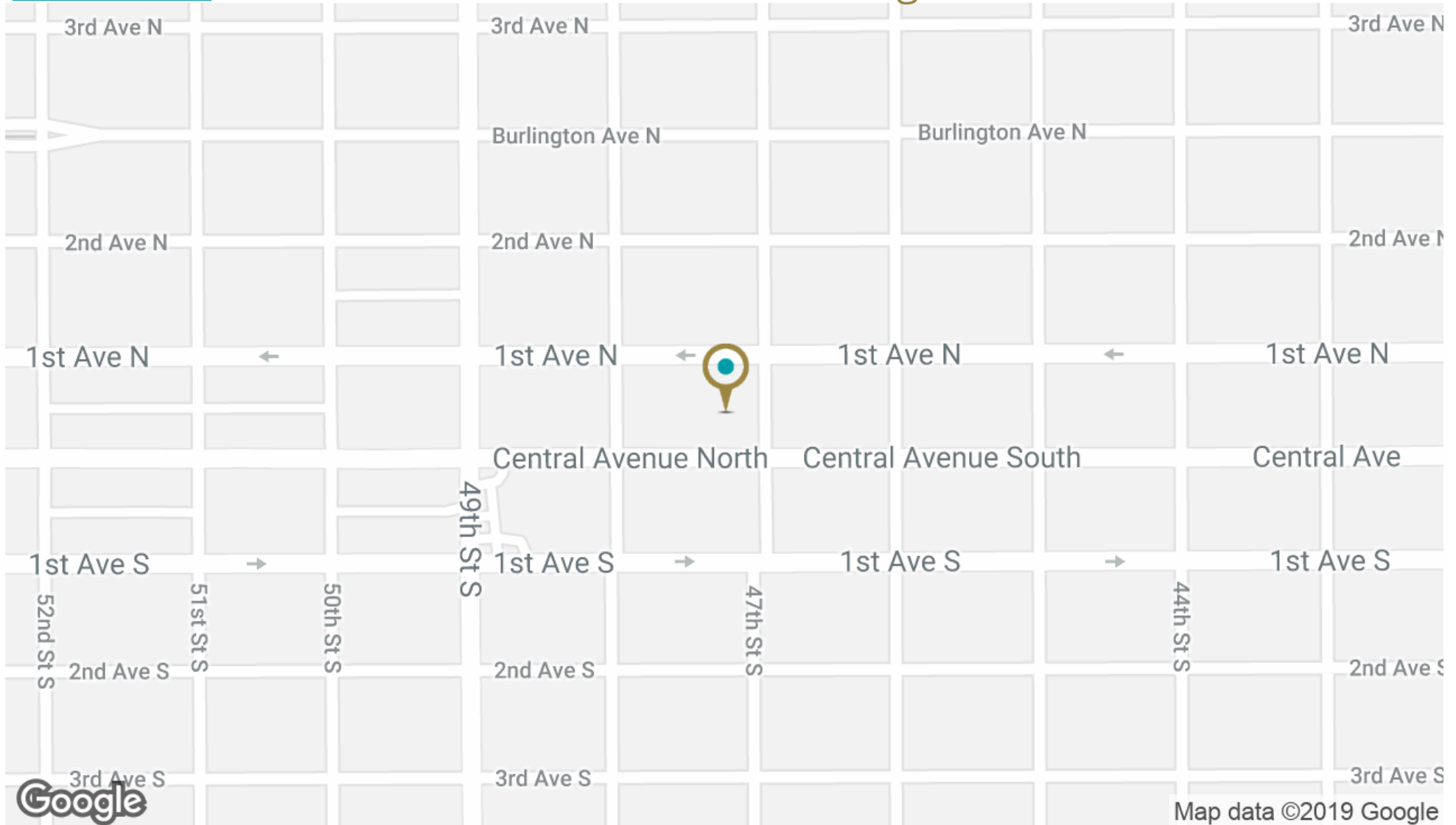
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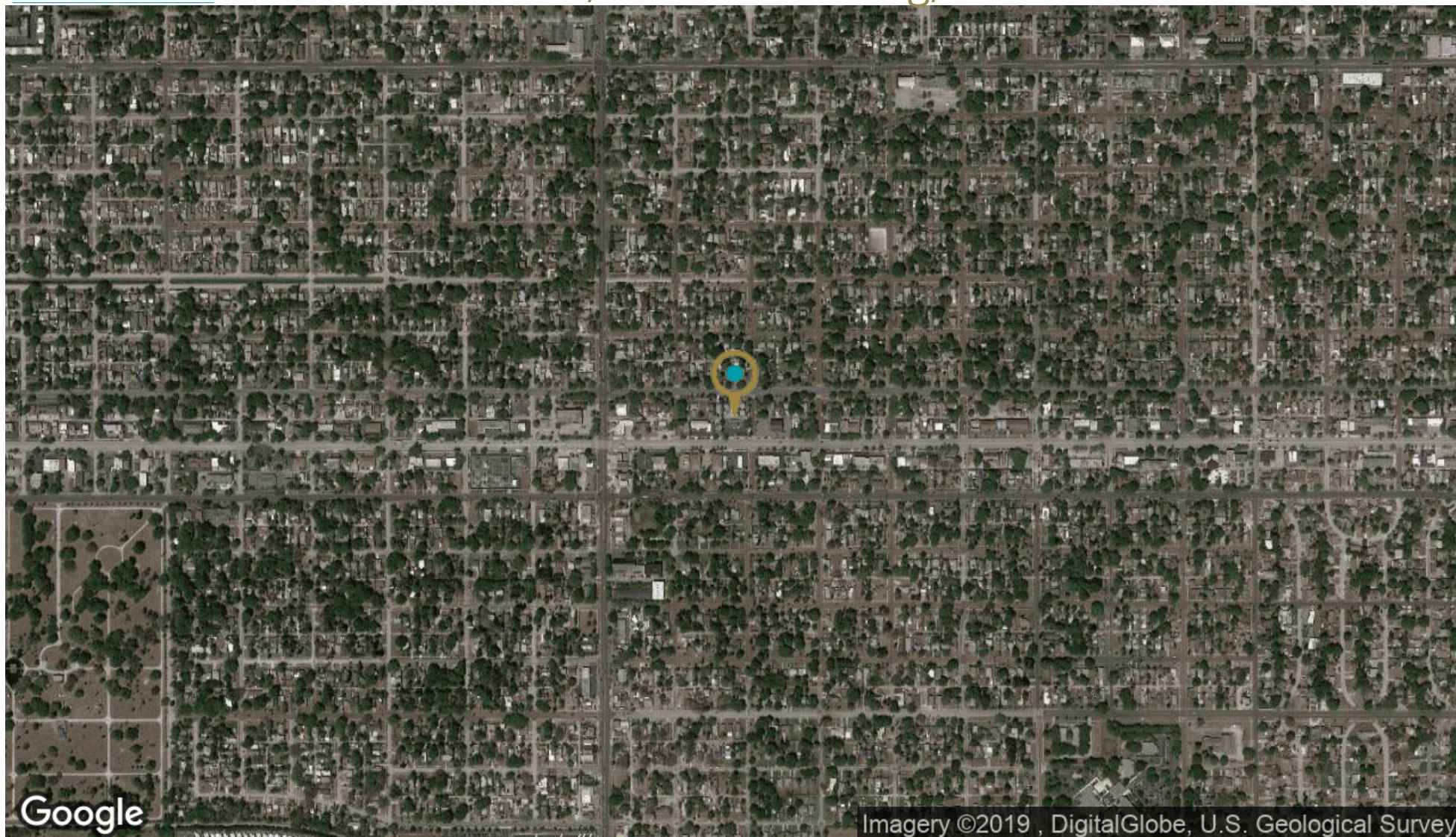
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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Owner	Unit A	2,536		49.07	
Vacant	Unit B	1,680		32.51	
Edward Jones	Unit C	952	\$16,898	18.42	\$17.75
<b>Totals/Averages</b>		<b>5,168</b>	<b>\$16,898</b>		<b>\$3.27</b>

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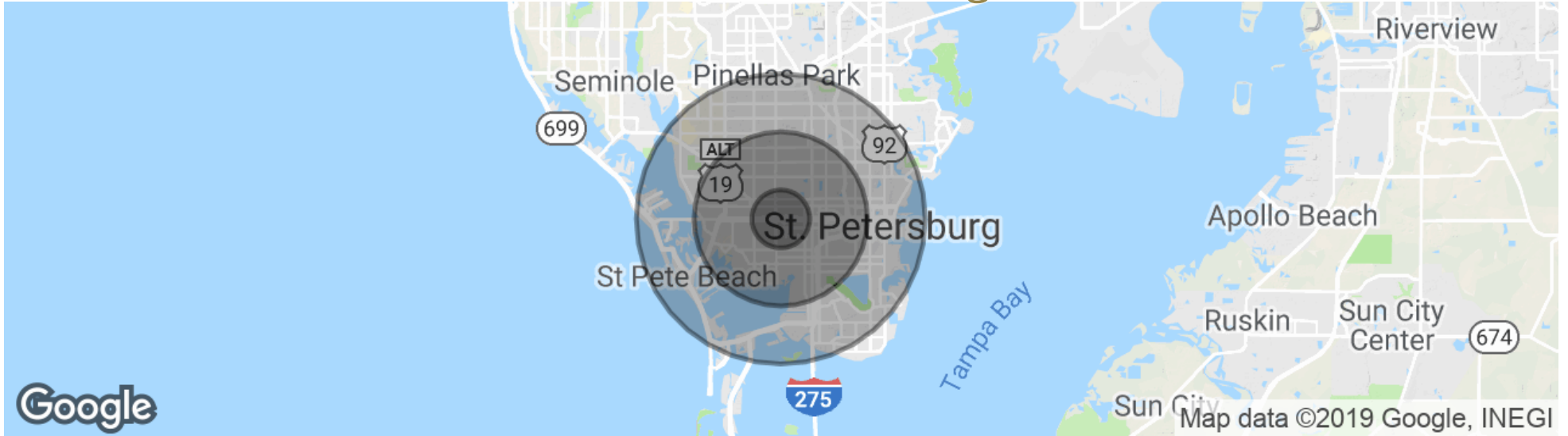
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,229	113,965	270,296
Median age	35.8	40.8	43.2
Median age (Male)	36.1	39.2	41.7
Median age (Female)	35.5	42.3	44.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,442	47,325	118,488
# of persons per HH	2.5	2.4	2.3
Average HH income	\$48,695	\$53,515	\$54,943
Average house value	\$172,626	\$177,677	\$210,446

\* Demographic data derived from 2010 US Census

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# ADDITIONAL INFORMATION

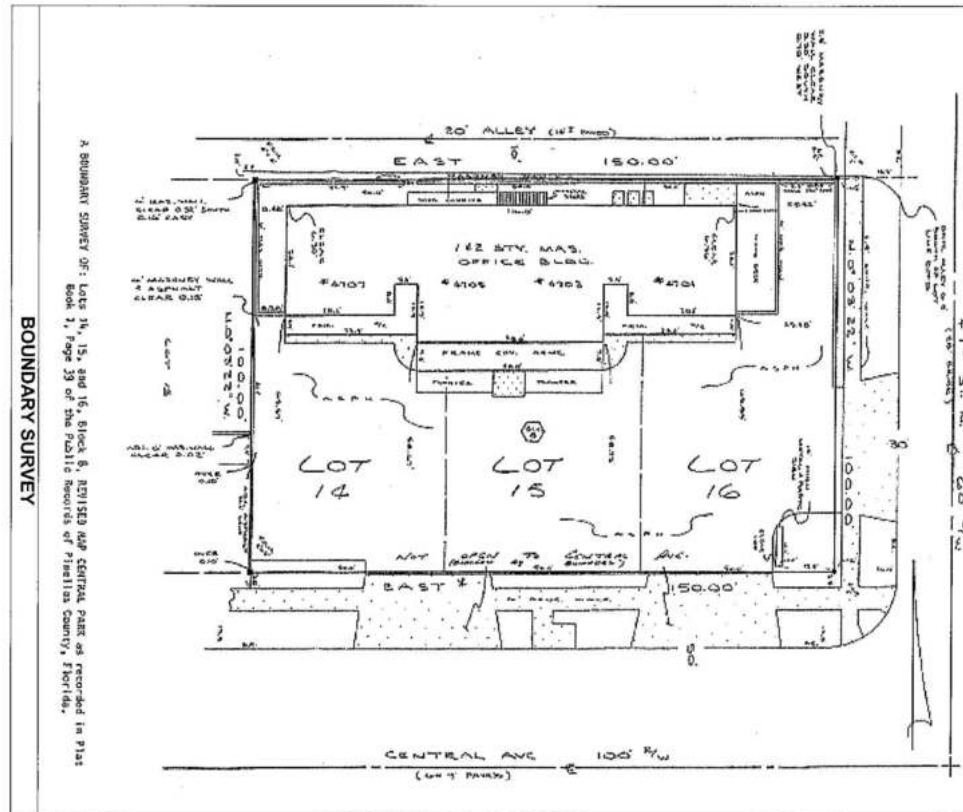
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GEORGE L. HAYES, P.A. OFFICE BUILDING - ST. PETERSBURG, FL

Page 9  
PVS

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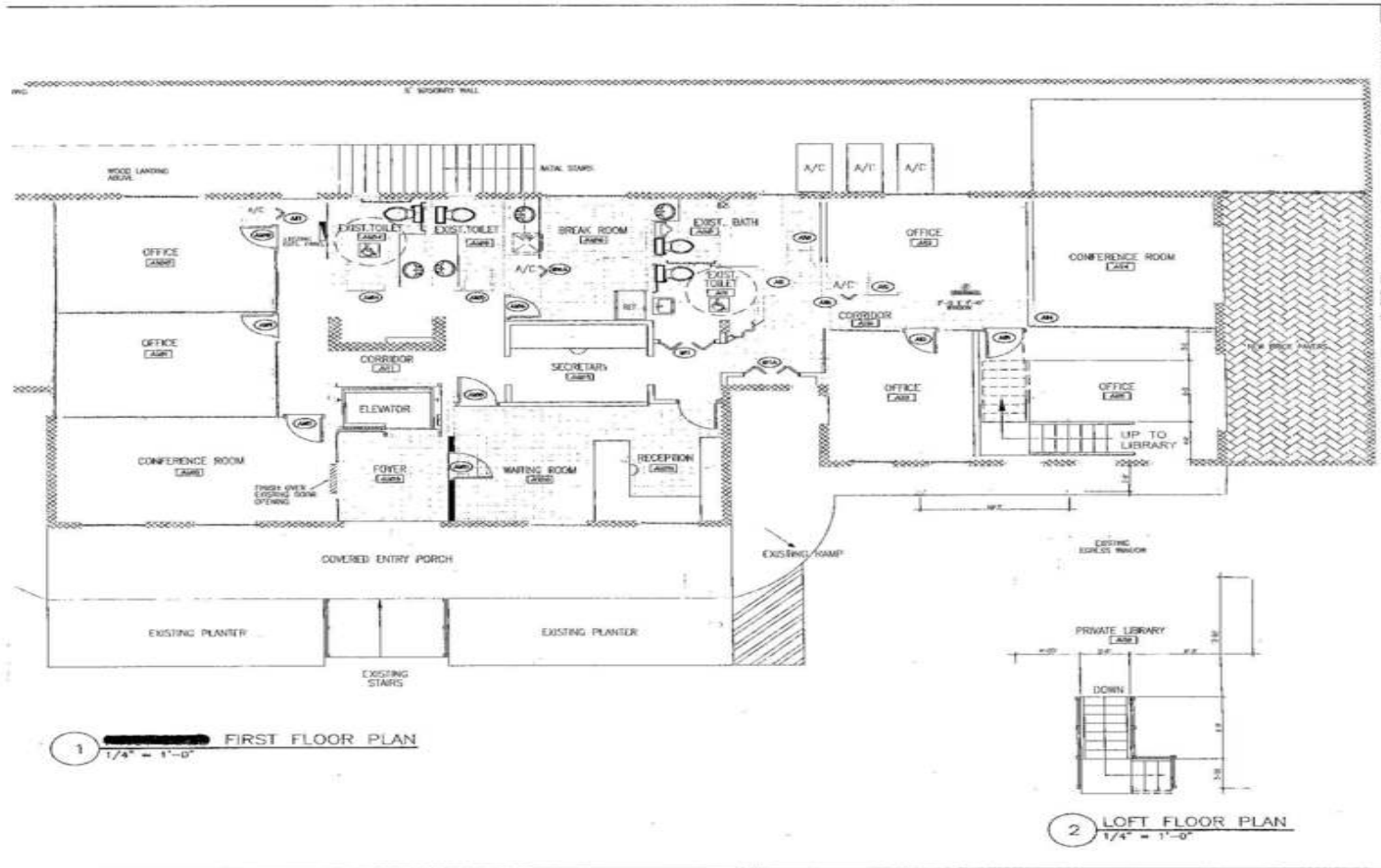
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