

1804 E 4TH AVE TAMPA, FL 33605



**WHERE HERITAGE MEETS OPPORTUNITY:
MIXED-USE EXCELLENCE IN YBOR CITY**

1804 E 4th Ave,

Building Highlights



- **PRIME LOCATION IN HISTORIC YBOR CITY**

Located in the heart of Ybor City, this property benefits from its position within a vibrant, culturally rich district known for its unique blend of history and modern redevelopment. The area's ongoing revitalization makes it a highly sought-after location for both businesses and residents.

- **UPSIDE POTENTIAL WITH MIXED-USE TENANTS**

The property offers significant upside potential. The retail space provides an opportunity to generate additional income through percentage rent based on annual gross sales revenue, directly benefiting from the tenant's business growth. Additionally, the residential units, currently leveraged as top-rated vacation rentals, can yield increased rental income when coupled with Ybor City's parades and events.

- **STRONG CONNECTIVITY AND ACCESSIBILITY**

Situated near major transportation routes and the TECO Line Streetcar, the property provides excellent connectivity to downtown Tampa and surrounding areas. This accessibility is a significant advantage for attracting both tenants and customers, enhancing the property's long-term value and appeal.



Available Space

Floorplans

On behalf of the Owner, I am pleased to present the opportunity to acquire 1804 E 4th Ave, Tampa, FL 33605 (the “Property”). The Property features a Class A mixed-use building totaling 3,163 rentable square feet (“RSF”). The Property is a prime asset located in the heart of Ybor City, one of Tampa’s most historic and culturally rich districts.

The Property features a mixed-use building offering a unique blend of commercial and residential spaces. Situated on a generous lot within Ybor City’s thriving redevelopment area, the Property benefits from proximity to downtown Tampa, making it an ideal location for investors looking to capitalize on the area’s growth.

Ybor City is undergoing a significant transformation, with rising property values and increasing demand for both residential and commercial spaces. The Property offers potential investors the opportunity to acquire a well-positioned asset in an area poised for continued growth.

The Property’s location and features make it a highly desirable investment, offering strong potential for long-term appreciation and steady rental income. Investors will also find opportunities for further development or renovation to enhance the Property’s value.

1804 E 4th Ave presents a rare opportunity to invest in a piece of Tampa’s rich history while benefiting from the area’s ongoing revitalization and robust economic outlook.



3163 Total RSF



1# of Buildings



0.149 Total Acreage



2022 Year Built



100% Leased

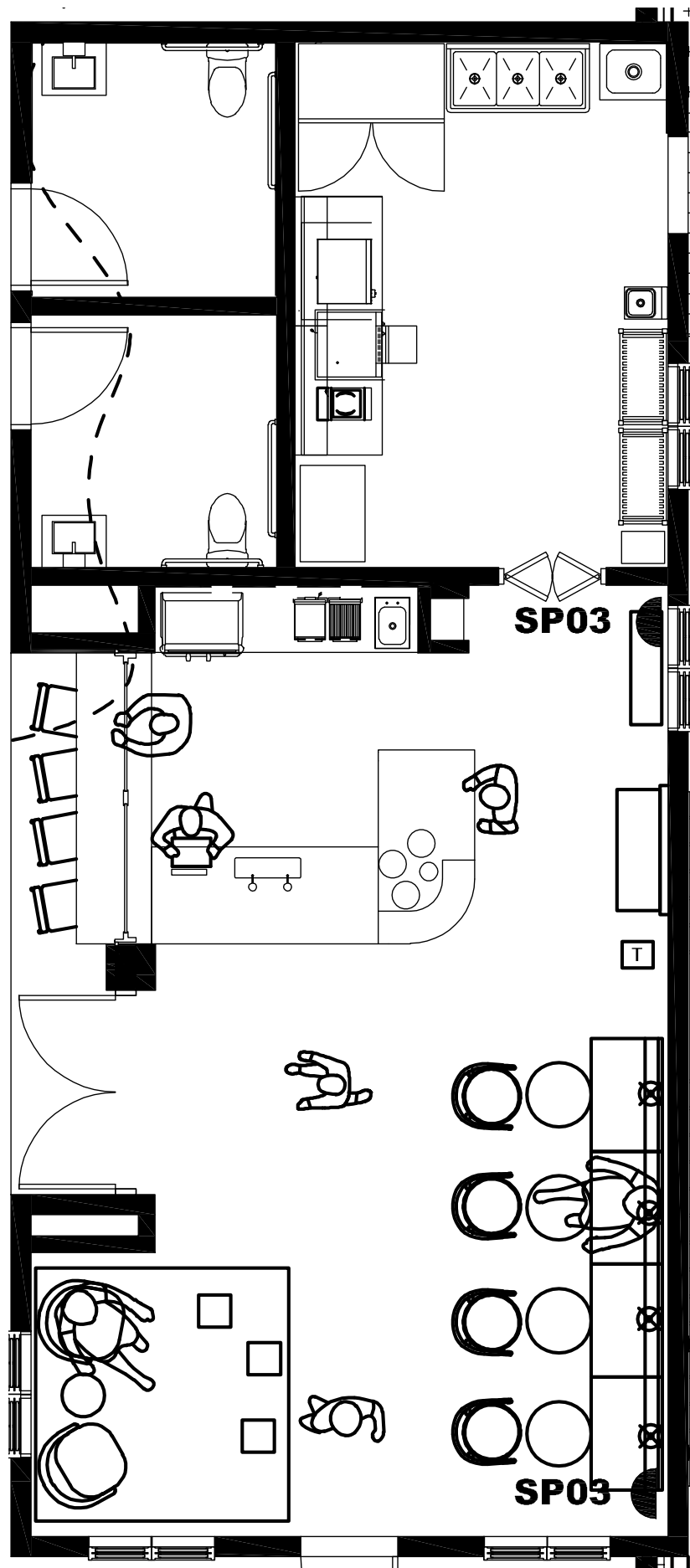


2 Parking Spaces

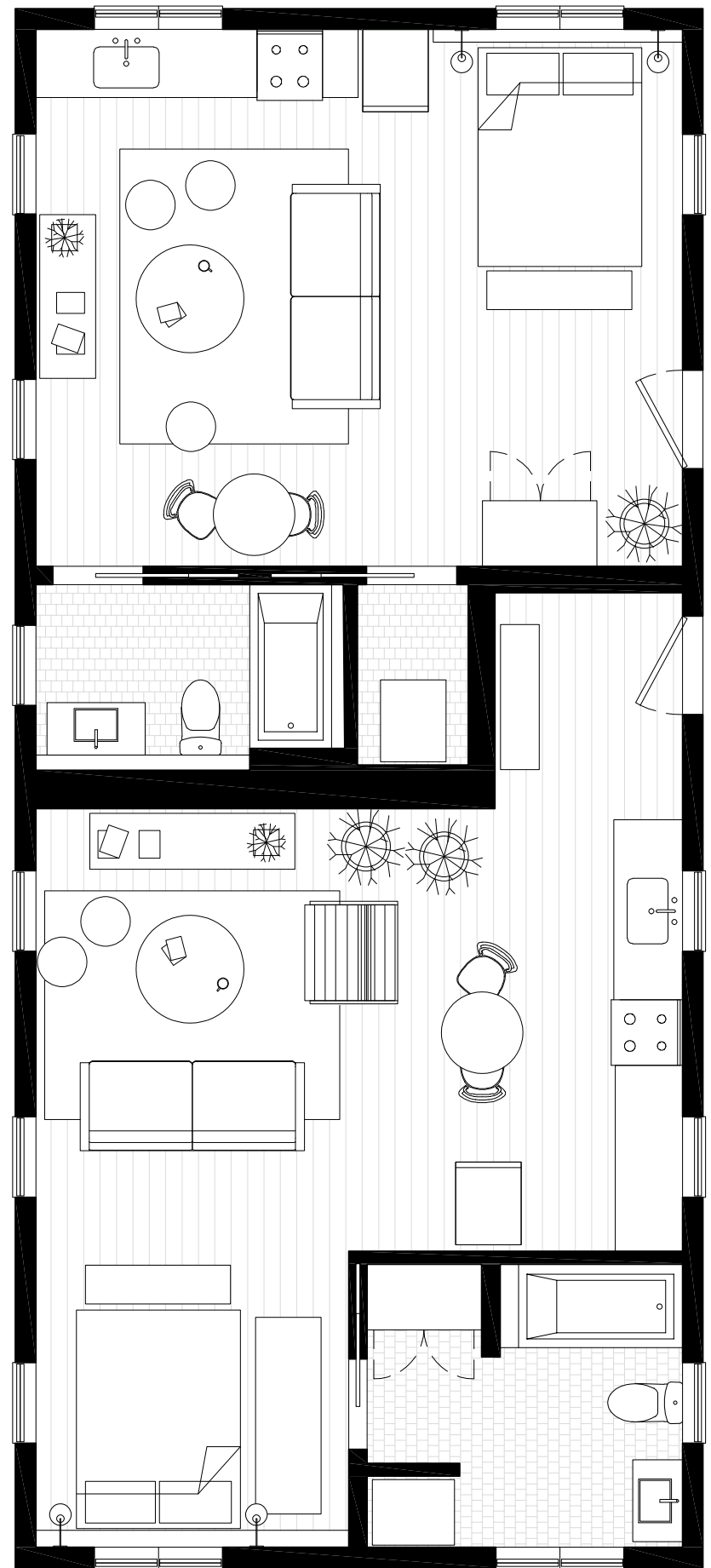


Floor Plans

3 Units | 100% Occupied



1st Floor



2nd Floor

Retail

1st Floor - 987 SF Interior + 1189 SF Covered Patio



Pete's Bagels is a vibrant, community-driven bakery that has become a beloved staple in the Tampa Bay area. Founded in 2019 by husband-and-wife duo Steven and Sara Peterman, Pete's was born out of their deep love for fresh food, family, and the St. Pete community. After spending a decade in New York City, the couple returned to Florida and found the perfect spot for their dream bakery in Historic Uptown, just around the corner from where Sara grew up.

What began with a single folding chair and papered windows quickly evolved into something special. With the early help of their friend Erica and a talented baking team, Pete's Bagels soon became a cherished gathering place for locals. As the bakery's popularity grew, so did the need for a larger space, leading to the opening of a new, bigger shop in the Grand Central District. Today, Pete's Bagels proudly serves both the St. Pete and Ybor City communities, creating welcoming, family-friendly spaces that continue to celebrate the values of fresh food and community connection.

Residential

2nd Floor - 2 Studio Units 987 SF



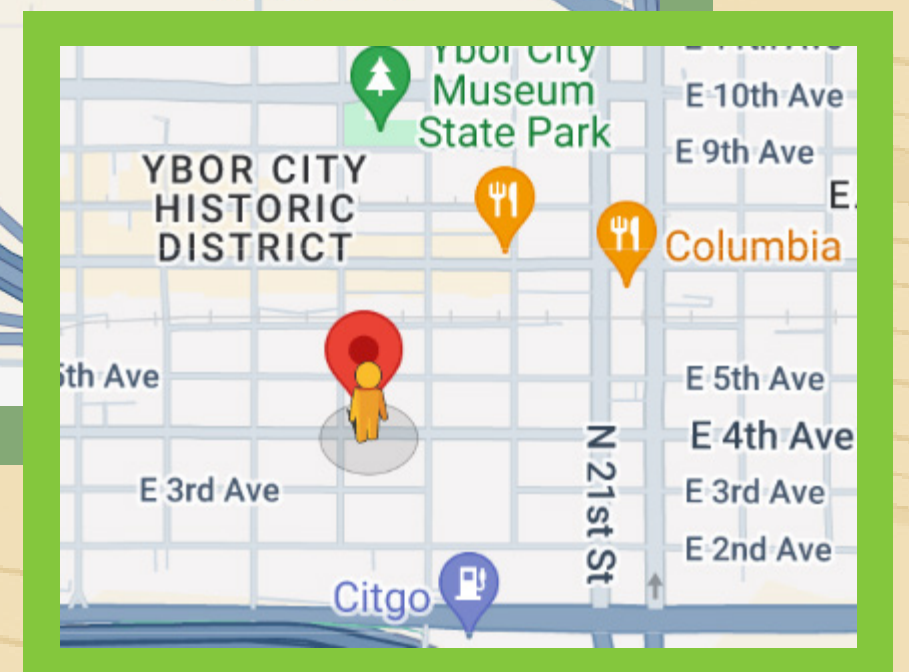
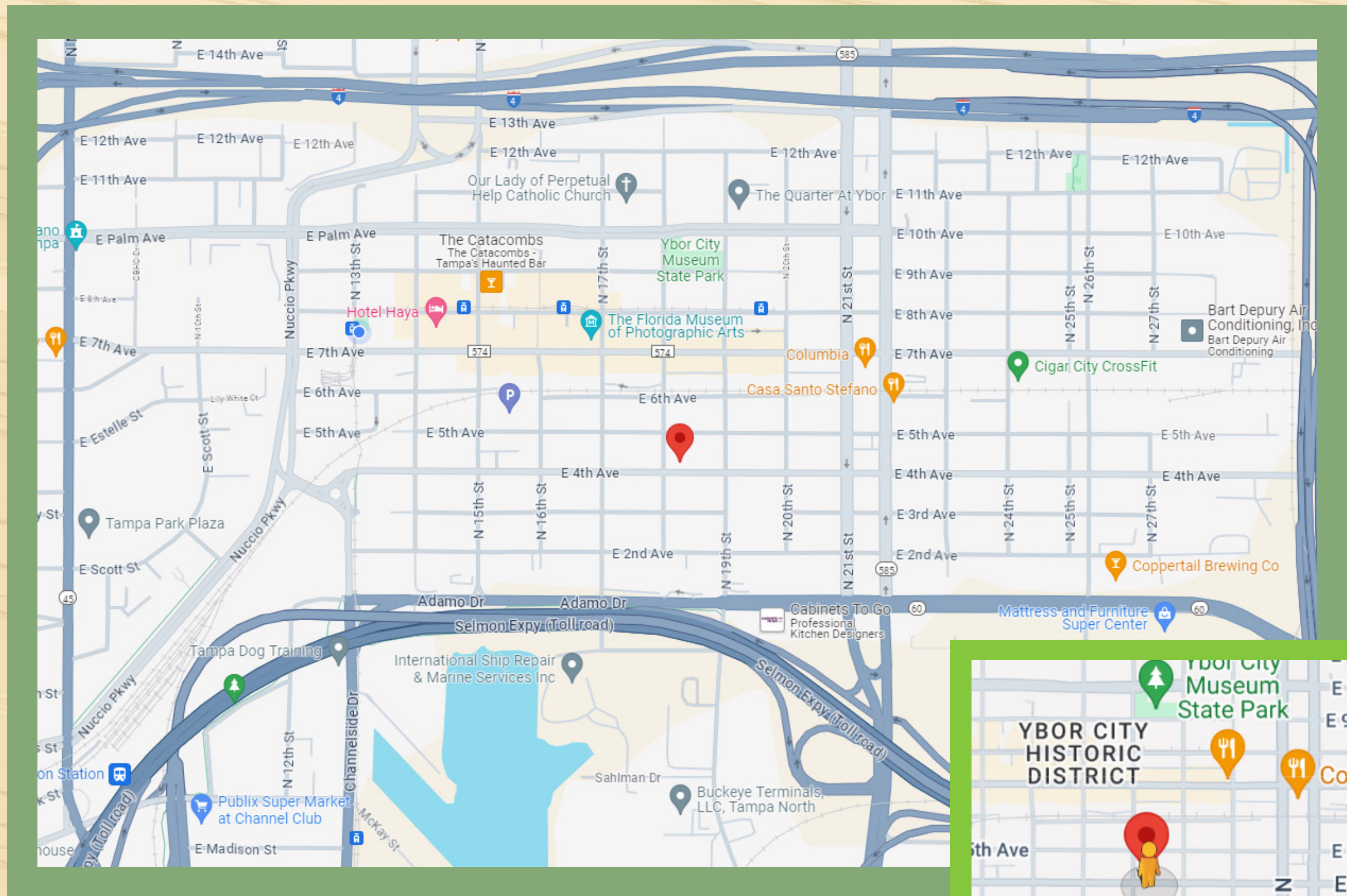
Brightwild is a unique travel platform dedicated to creating meaningful connections through personalized experiences and exceptional stays. With a mission to bring travelers closer to the heart of their destinations, Brightwild offers a curated selection of one-of-a-kind spaces that reflect the local culture and spirit of each location. Their team of expert GEMs (Guest Experience Managers) ensures that every stay is authentic, immersive, and tailored to the individual traveler.

At Brightwild, travel isn't just about getting away—it's about diving deeper into the essence of a place and its people. By emphasizing real, local experiences, Brightwild transforms trips into unforgettable journeys that connect travelers to the world around them in a genuine and impactful way. When you stay with Brightwild, you're not just visiting—you're truly experiencing life as it's lived in each unique destination.

Immediate Area

Ybor Community

Strategically located near the TECO Line Streetcar and other public transportation options, the Property provides easy access to the entire Tampa Bay region, including key business districts and popular residential areas. The surrounding neighborhood offers a vibrant mix of restaurants, entertainment venues, and retail spaces, attracting both residents and businesses alike.

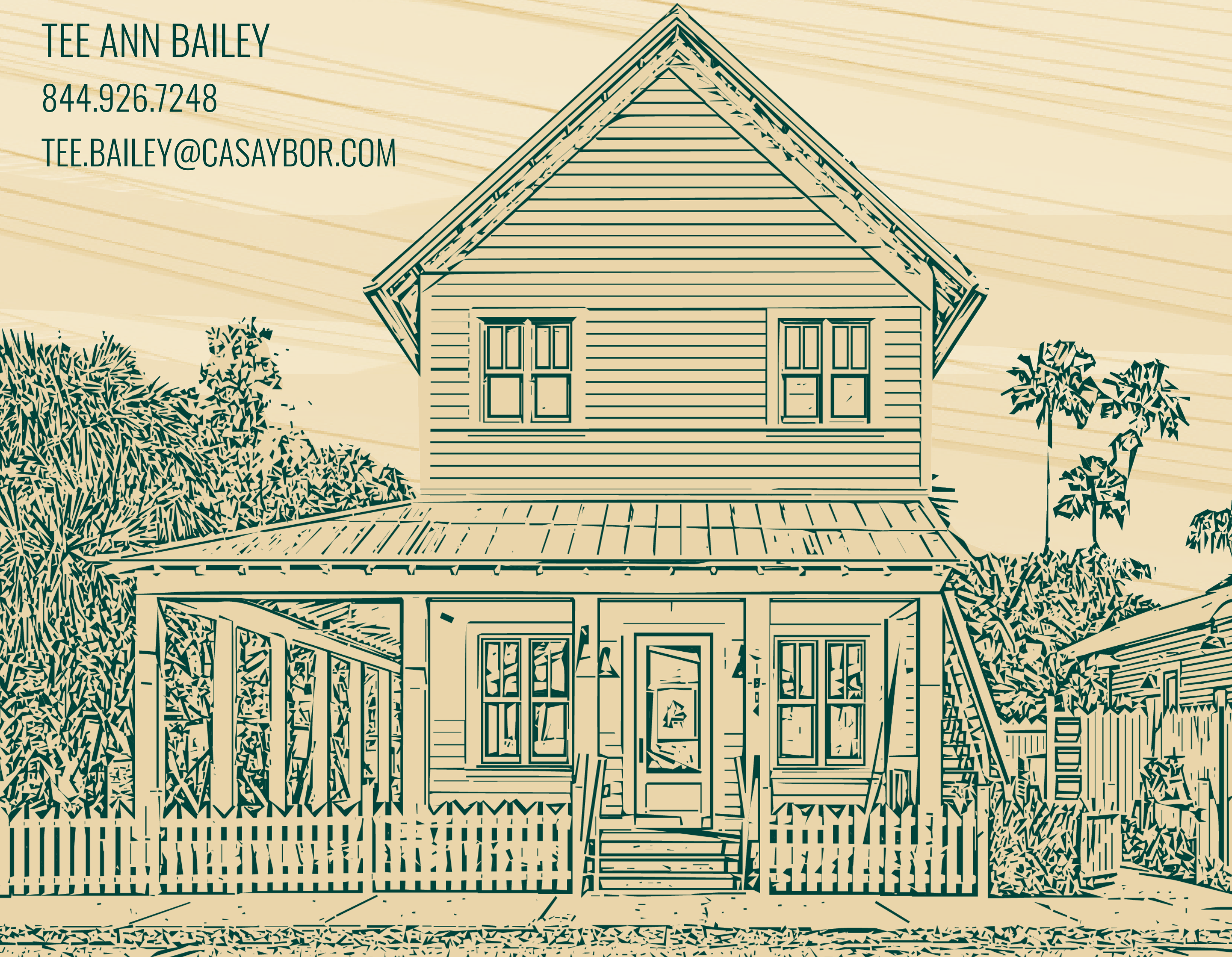


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