

**2002 E 4TH AVE TAMPA, FL 33605**



**JOIN THE YBOR RENAISSANCE**  
**OFFICE SPACE IN TAMPA'S HISTORIC HUB**

# 2002 E 4TH AVE

## Building Highlights



- **PRIME OFFICE SPACE WITH LARGE COVERED PORCH**

This charming historic bungalow offers a distinctive, inviting atmosphere, perfect for professionals. It includes 5-7 fenced parking spaces and additional street parking, adding convenience in Ybor City's thriving district.

- **EXCEPTIONAL LOCATION**

Situated just 3 blocks south of 7th Avenue, the property is minutes from Downtown Tampa and major highways, including I-4, I-275, and the Selmon Expressway. Its central location allows easy access to the entire Bay Area.

- **THRIVING BUSINESS ENVIRONMENT**

Surrounded by both residential and commercial businesses, the property is in a rapidly growing area. Nearby businesses such as attorney offices, restaurants, and retail establishments make this an ideal spot for expansion.



# Available Space

## Property Details

On behalf of the Owner, I am pleased to present the opportunity to acquire 2002 E 4th Ave, Tampa, FL 33605 (the “Property”). This Property features a charming historic bungalow that has been converted into office space, totaling 2,541 rentable square feet (“RSF”). Situated in the heart of Ybor City, one of Tampa’s most culturally rich and historically significant districts, this property provides an attractive opportunity for both investors and business owners.

The Property sits on a generous 7,319 SF lot and includes 5-7 fenced parking spaces, with additional street parking available along 4th Avenue and 20th Street. Zoned YC-7 (Ybor City Mixed Use), the space is perfectly positioned for office or retail use and is ideally suited for professionals such as attorneys, architects, engineers, or brokers. The large covered porch and classic bungalow aesthetic add to the charm and character of this unique property.

With its central location, historic charm, and potential for long-term appreciation, 2002 E 4th Ave offers investors the chance to own a prime asset in one of Tampa’s most vibrant districts. The thriving business environment surrounding the property, combined with easy access to the broader Tampa Bay area, ensures strong rental income potential and opportunities for future development or renovation to further enhance the property’s value.

Investing in 2002 E 4th Ave allows buyers to be part of Ybor City’s exciting renaissance, benefiting from its rich history while tapping into its promising future.



2541 Total RSF



1# of Buildings



0.17 Total Acreage



1900 Year Built



Vacant



5-7 Parking Spaces



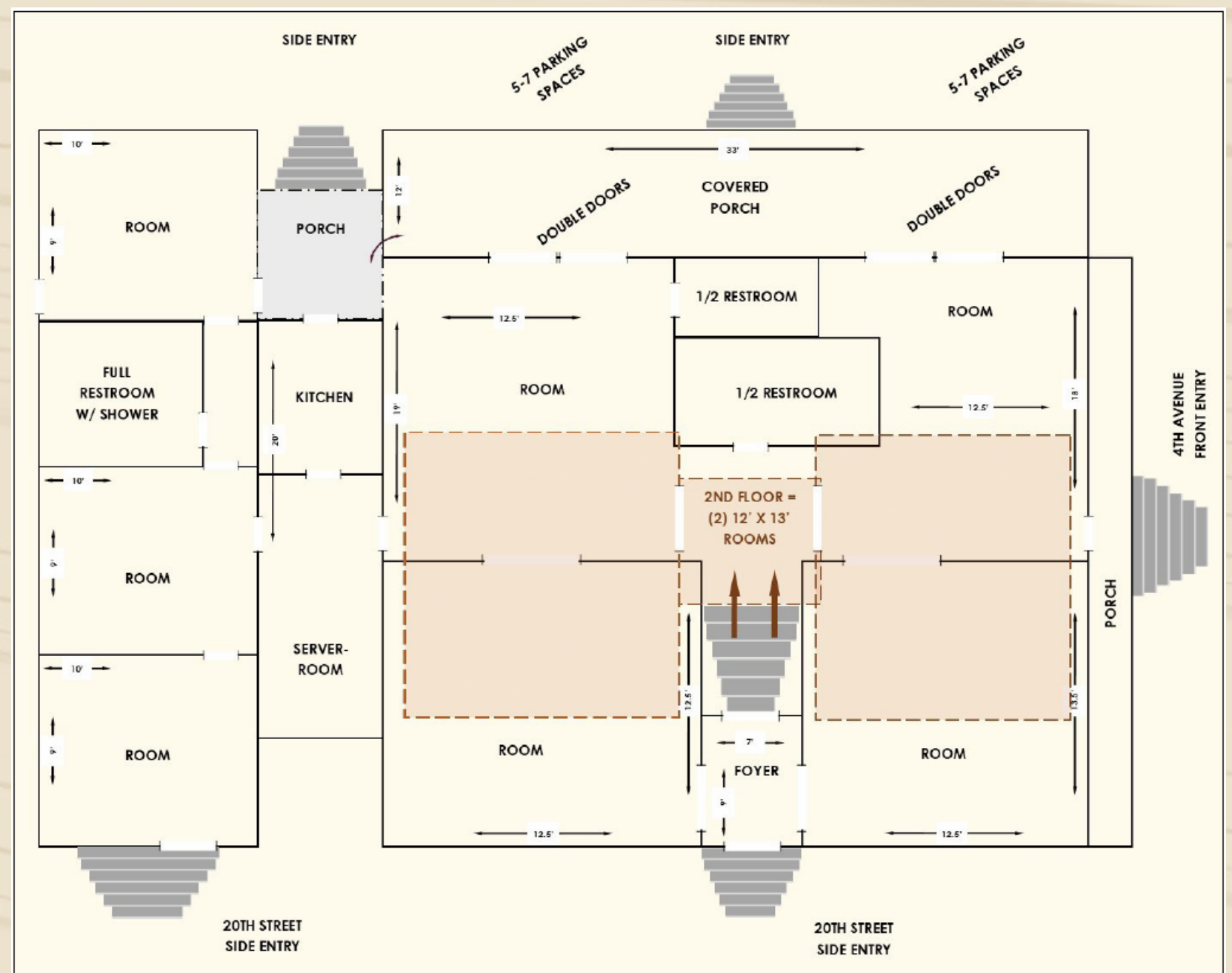
# Floor Plan

3253 Gross SF

This 2-story historic bungalow features a first floor with four spacious rooms, two of which have French doors opening to a large covered patio with ceiling fans—perfect for indoor-outdoor use.

Ideal for a showroom, conference room, or open office space, the first floor also includes a kitchen, server room, and three private offices, along with a full restroom with a shower and two half bathrooms.

The second floor offers two additional private offices.



# Indoor Space

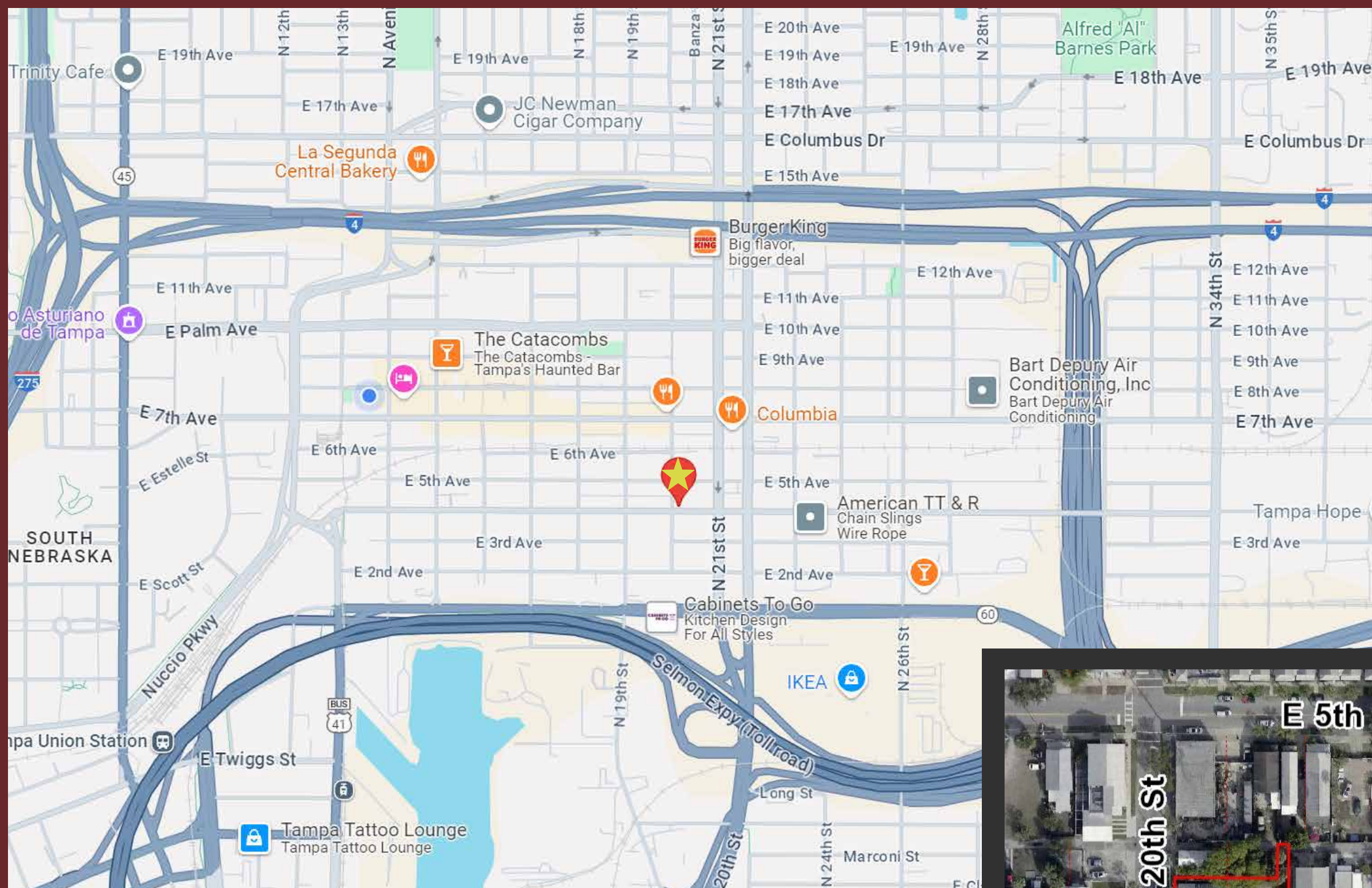
2541 Heated SF



# Immediate Area

## Ybor Community

Located just three blocks south of 7th Avenue, the Property offers convenient access to Downtown Tampa and major interstate systems, including I-4, I-275, and the Selmon Expressway. Ybor City is experiencing a period of rapid redevelopment, with rising property values and increasing demand for both residential and commercial spaces, making this an excellent opportunity for investors looking to capitalize on the area's growth.



# Contact

TEE ANN BAILEY | [TEE.BAILEY@CASAYBOR.COM](mailto:TEE.BAILEY@CASAYBOR.COM) | 844.926.7248

