

## Featured Property

**Brief Description:** Stylish, Contemporary Retail Live/Work space in the heart of Uptown. Two Retail Suites on the lower level. One large apartment and one small apartment on the upper level.

**Address:** 2036 Central Avenue, St. Petersburg, Florida

**PRICE:** \$639,000.00



## Property Attributes

- Uptown Location
- 7900 SF in 2 stories
- 3000 SF Loft Style Apartment
- 700 SF Loft Apartment
- 2 Retail Spaces downstairs
- Garaged Parking
- CBS Construction
- Contemporary Modern Architecture
- Excellent Owner/User Property
- Mixed Use Zoning in St. Petersburg
- Vibrant Uptown community

## Directions to Property

From Downtown St. Pete, go West on Central to address. From I-275, take the 5<sup>th</sup> Street Exit, go to Central and proceed West to address.



Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.

## Buddy Sauter & Associates - Property Overview - 727-421-3706

Address: 2036 Central Avenue, St. Petersburg, Florida

Location: Uptown

Land Area: .1033 (Acres)

Zoning: CCT-2

Dimensions: Rectangular

Land Use: Commercial Mixed Use

Flood Zone: X (Non evacuation)

Improvements: CBS building

Legal Description: Johns Pass Realty Co's Sub Blk 5, Lot 5

Year Built: 1936

Utilities: Water / Sewer / Electric

Parking: Garaged Parking

Present Use: Commercial

Taxes: \$11,620 in 2008

Parcel Id: 24-31-16-44190-005-0050

Mortgage Holder:

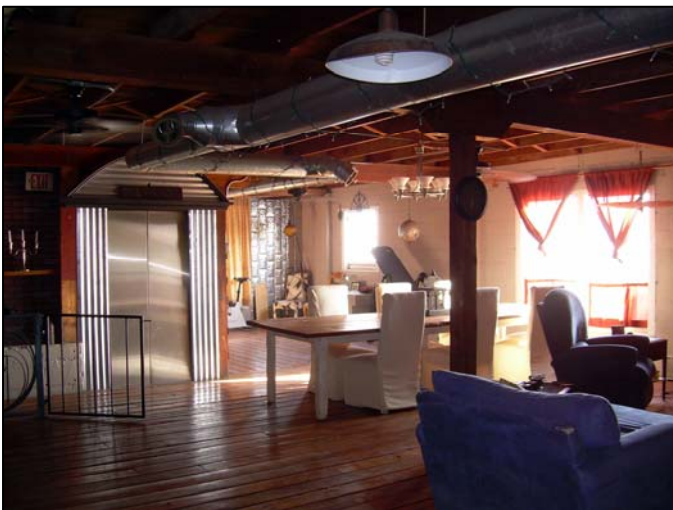
Traffic Count:

Sale Price: \$639,000.00

Lease Rate: N/A

Terms: Cash or conventional financing.

Call agent to arrange a showing of the property. Please do not disturb the existing tenants.



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**KELLER WILLIAMS**  
GULF COAST REALTY