

## Featured Property

Development site located on East Hillsborough. 5 contiguous acres on a high traffic road.

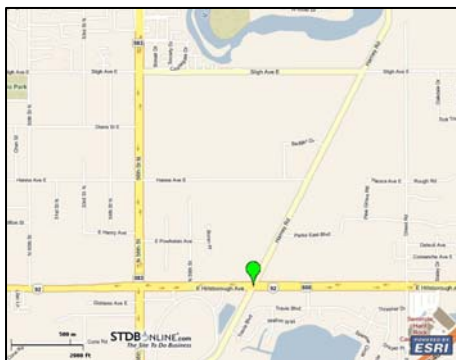
**Address: 6311 and 6525 East Hillsborough Avenue**

**PRICE: \$700,000 per Acre [total price of \$3,605,000]**



## Property Attributes

- 5 Acres of Prime Commercial Property
- Zoned – Commercial General in Tampa
- Property is divisible in 1 acre parcels
- 45,000 Cars per day



## Directions to Property

From Downtown St. Petersburg, head south. Turn left towards 25th St N. Turn right at 25th St N. Turn left at 5th Ave N/US-19 Alt S. Turn left to merge onto I-275 N towards Tampa. Take exit 47A for Hillsborough Ave/US-92 E. Turn right at FL-600 E/E Hillsborough Ave/US-92 E. Destination will be on the right.

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: 6525 and 6311 East Hillsborough Avenue

Location: Hillsborough County

Land Area: 5.152 Acres

Zoning: Commercial General

Building Heated Square Feet: 1792 Sq Ft

Building Total Square Feet: 1948 Sq Ft

Flood Zone: No

Improvements: Assorted small buildings

Legal Description: East Lake Commerce Park Commercial Lots W 25ft of Lot 125 and Lots 126 thru 129 and E ½ Of Lot 130 Block A and Lots W1/2 Of Lot 130 And Lots 131 and 132 And E 56.4 Ft Of Lot 133 Block A.

Effective Year Built: 1996

Utilities: Electric, Water

Parking: More than ample

Present Use: Vacant land

Taxes: \$12,650 + \$9,975 = \$22,625

Parcel Id: U-02-29-19-1MM-A00000-00125.0 and U-02-29-19-1MM-A00000-00130.0

Mortgage Holder: Bay Gulf Credit Union

Traffic Count: 45,000 cars per day

Sale Price: \$3,605,000

Lease Rate: negotiable

Terms: Cash or Conventional or owner financing

Please contact listing agent for showing by calling 727 421 3706.



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**KELLER WILLIAMS**  
GULF COAST REALTY