

Prime Seminole Heights Redevelopment Opportunity

6618 North Nebraska Ave., Tampa, FL 33604



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Corner Lot Offers a Variety of Uses

Listed for Sale for \$399,000

- Prime Location on Nebraska Ave in Seminole Heights
- Move-in Ready Auto Repair Business or an Exciting New Redevelopment Opportunity
- Perfect for Restaurant, Brewery or Coffee Shop
- Great Property for a Variety of Uses
- Corner Lot with Easy Access
- Three Grade-Level Auto Bays
- Ample Parking Available
- 2 Areas for Covered Parking
- High Visibility in Desirable Area
- Additional On-Site Storage
- Zoned SH-CI

OFFERED BY



**Marlene Sundquist
Maseman**
Business Broker &
Sales Associate
msundquist@bhhsflpg.com
813-477-0626



Nick Woodard
Sales Associate
nwoodard@bhhsflpg.com
813-506-6908

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4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609 | 7916 Evolutions Way, Suite 210, Trinity, FL 34655

Fax 813.739.5703 | bhhsflpgcommercial.com

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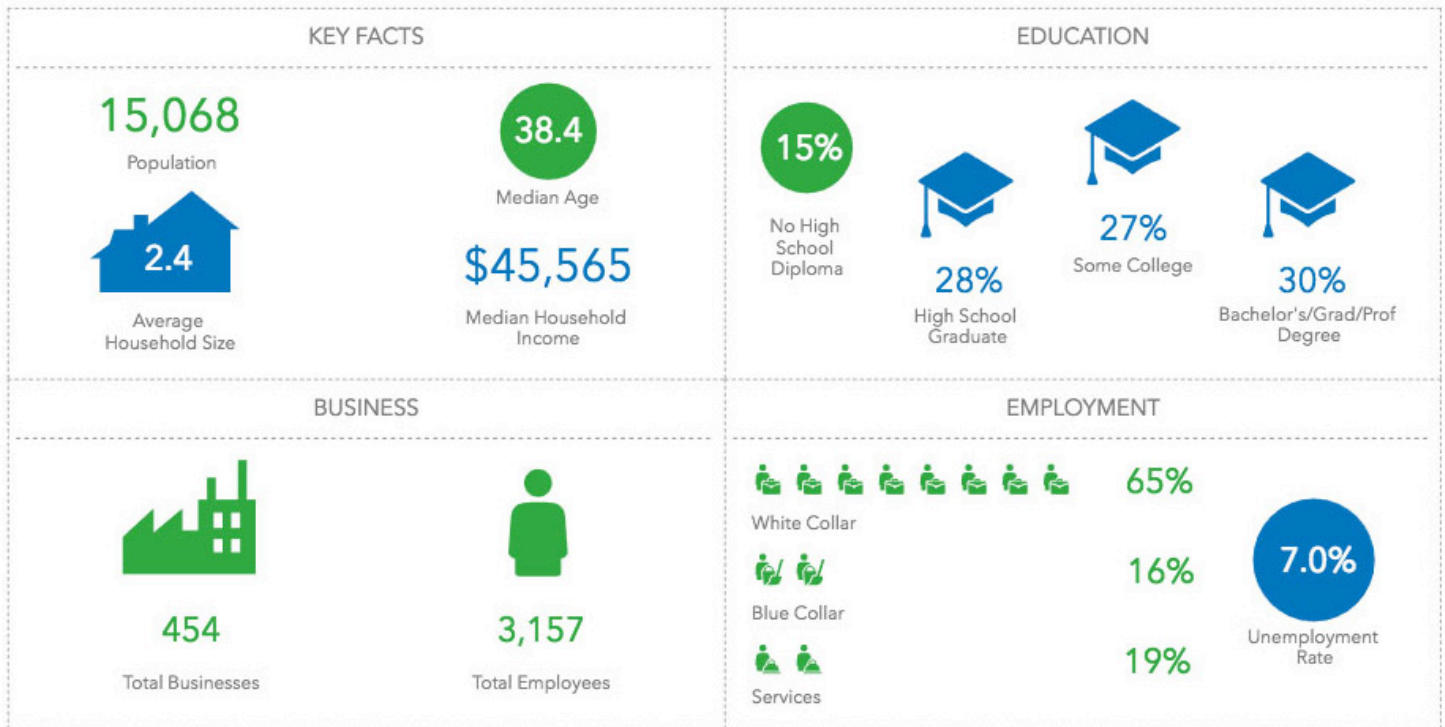
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This 1,792 SF building located on a corner lot in the heart of exciting Seminole Heights is the perfect location for a new business venture. The versatile space is a former auto repair shop complete with three auto bays, office/store front and areas for car storage. The existing structure could provide for an easy transition for the owner/operator of a mechanic shop to start or expand their business in this bustling area.

It could also be an exciting opportunity for redevelopment. This highly visible property on one of the busiest roads in all of Tampa would make an ideal location for a variety of retail uses including a bar, coffee shop or any other application that could utilize the unique flavors of the area.

The diverse interests of the young, urban residents of Seminole Heights has allowed many new exciting concepts to come into the area and flourish. This building is situated on .35 acres and would suite anyone looking to try a new service concept with the need for ample outdoor space. Whether it's a tried and true auto repair business or an adventurous entrepreneur trying something new, this is the perfect spot in Seminole Heights!

LOCAL AREA DEMOGRAPHICS



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