

JUST LISTED!

ARCH AVE APARTMENTS

📍 3087 St Clair Ave, 3123 Duane Ave, 3661 Arch Ave,
Oldsmar, FL 34677

INVESTMENT HIGHLIGHTS

- Single-story 1980's concrete block construction with pitched roofs
- Property consists of 100% two-bedroom floorplans averaging approximately 1,005 SF
- Water/sewer/electric individually metered and paid by tenant
- Washer/dryer connection in all units, attached garages on 4 of 5 duplexes, and private rear porches
- Ownership completed new roofs across the portfolio in 2024 and installed white vinyl fencing for private backyard area
- Value-add opportunity for strategic interior upgrades including modernized kitchens with shaker-style cabinetry, granite or quartz countertops, contemporary fixtures, and stainless-steel appliances
- Excellent Regional Connectivity: Located just minutes from Tampa Road, Curlew Road, U.S. Highway 19, and State Road 580, providing seamless access to major employment centers throughout the Tampa Bay region
- Strong Employment Base: Surrounded by a diverse employment corridor featuring major employers including Lockheed Martin, Nielsen, and BayCare Mease Countryside Hospital, supporting long-term renter demand
- Strong Retail Corridor Nearby: Close proximity to key retail destinations such as Walmart, ALDI, Marshalls, and Ulta Beauty enhances day-to-day convenience for residents
- Access to Tampa Bay's Lifestyle Destinations: Within a short drive of Clearwater's Gulf Coast beaches, Downtown Tampa, and Downtown St. Petersburg, offering residents access to premier dining, entertainment, cultural attractions, and employment hubs

INVESTMENT DETAILS

Asking Price	\$2,090,000
Price Per Unit	\$209,000
Price Per SF	\$208.00
Number of Units	10
Year Built	1979, 1980, 1981





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