

# Kenwood & Grand Central Districts

MULTI-BUILDING PROPERTY IDEAL FOR ADAPTIVE REUSE OR REDEVELOPMENT

**FOR SALE OR LEASE**



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*Ideal for*

Professional services \* Creative or wellness operators \*  
Live-work users \* Contractors/trades needing  
workshop & garage space \* Investors seeking multi-use  
income potential

- 3 Buildings, 0.29 AC
- Flexible multi-use layout: Professional offices, Full apartment above a 2-car garage, and a Workshop/Garage/Storage building with a 12x12 Rollup door and covered carport
- Multiple curb cuts and plenty of parking
- Walkable, vibrant mixed-use corridor surrounded by dining, retail, breweries, galleries, and creative businesses
- High visibility along 1st Ave N with quick access to Central Ave, Downtown St. Pete & I-275
- Offered Vacant - owner can occupy entire property

## ST. PETERSBURG, FL

A rare multi-building commercial opportunity positioned at the convergence of Historic Kenwood and the Grand Central District – two of St. Petersburg's most desirable and recognizable neighborhoods. This versatile property features three separate buildings, offering a unique blend of professional, residential, and operational space ideal for owner-users, investors, or businesses seeking flexible functionality in a high-visibility corridor.

The main building provides dedicated office space. A second structure features a full apartment positioned above a 2-car garage offering ideal live-work flexibility, on-site management convenience, or supplemental rental income. The third structure is a metal workshop/garage/storage building equipped with a 12' x 12' roll-up door and a covered carport, delivering valuable storage capacity, contractor-friendly utility space, and operational support rarely available in this district.

Situated along 1st Avenue N, the property benefits from its dual-district location. Historic Kenwood brings arts-driven charm, walkability, and strong neighborhood identity, while the Grand Central District adds vibrant commercial energy, daily activity, and proximity to restaurants, breweries, boutiques, and cultural destinations. Together, these districts create a powerful environment for businesses seeking visibility, accessibility, and connection to St. Pete's most active urban neighborhoods.

**KW COMMERCIAL**<sup>SM</sup>

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