

FOR  
*Sale*



## RENOVATED ST. PETE OFFICE BUILDING

Prime Mixed-Use  
Corner Opportunity  
on 49th St S

1,376 SF Concrete  
Block Building on  
0.10 Acres

Totally Renovated,  
including New Roof

Ideal for Office,  
Retail, Service or  
Live-work

List Price  
**\$ 475,000**

This rare, mixed-use opportunity sits along 49th St S, a well-traveled north-south corridor connecting Gulfport, South St. Pete neighborhoods, and Central Ave commercial districts. The property is located on a 0.10-acre lot within the Forest Hills Subdivision and benefits from strong traffic flow and neighborhood density.



## PROPERTY FEATURES

- Built in 1955, Fully-Renovated in 2021
- Flexible Interior Configuration
- Driveway and On-street Parking
- High Visibility
- Dense Surrounding Residential Population
- Strong Traffic Counts and Neighborhood Commercial Activity
- Minutes to Gulfport and Central Ave.
- A Unique Combination of Affordability and Location Strength

***If you're looking for a compact commercial asset in a growing corridor, this one checks all the boxes!***

INQUIRE ABOUT THIS OPPORTUNITY

**Hal Holder (727)241-1307**