

**For Sale**



1344 EAST OSBORNE AVENUE



## PROPERTY DESCRIPTION

Income-producing freestanding auto service property with redevelopment upside in Tampa's East Tampa / Seminole Heights market. The property sits on approximately 0.47 acres at the corner of E Osborne Ave and N 15th St and includes an approximately 2,205 SF auto repair building.

Currently configured for auto repair, and fleet service, the property is well-suited for an investor seeking rental income, an owner-user mechanic/operator, or a redeveloper looking to control a corner infill site in a changing Tampa corridor. SH-CG zoning supports flexible commercial, mixed-use, retail, office, restaurant, residential, and redevelopment uses, subject to city approval.

## OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	0.47 Acres
Building Size:	2,205 SF

## PROPERTY HIGHLIGHTS

- **Income:** Existing auto service use creates immediate income potential
- **Owner-User:** Functional layout for mechanic, tire, oil change, fleet service, or detailing operator
- **Redevelopment:** Corner infill site with long-term adaptive reuse or redevelopment upside
- **Zoning:** SH-CG zoning supports flexible commercial and mixed-use possibilities
- **Corner:** Positioned at E Osborne Ave and N 15th St with strong visibility
- **Land:** Approximately 20,370 SF / 0.47 acres
- **Bays:** Multiple service bays with overhead doors
- **Location:** Central Tampa access near Seminole Heights, I-275, I-4, Ybor City, and Downtown Tampa

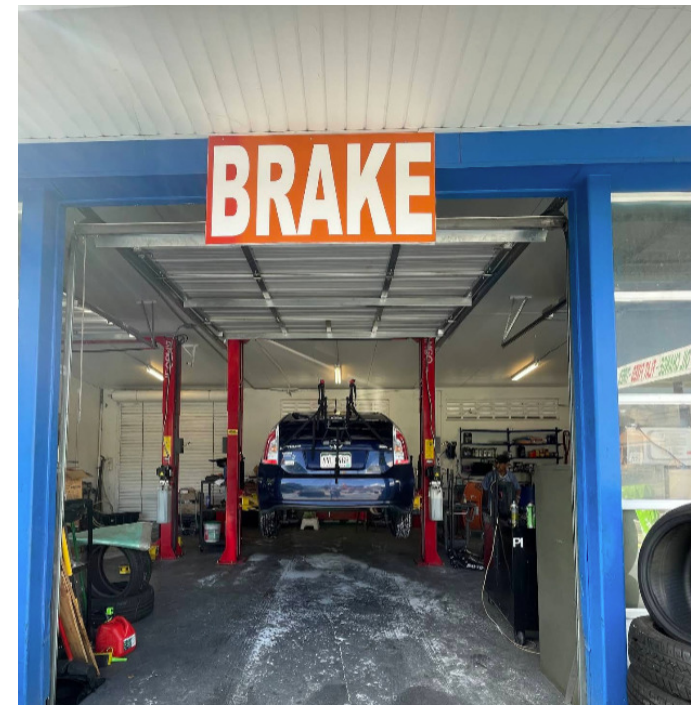
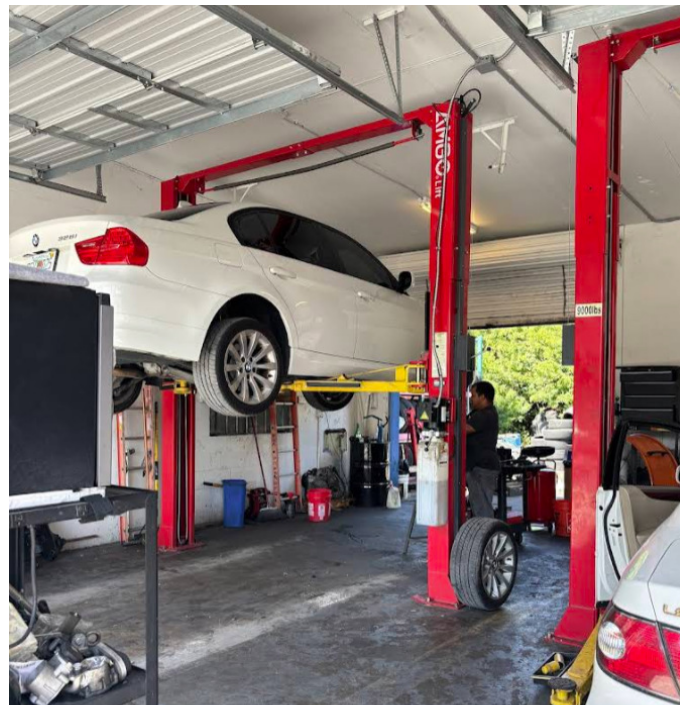
MOHAMMAD MUSTAFA  
Managing Broker  
813.385.6021  
mustafa@nationrs.com

MOHANAD RIFAIE  
Senior Associate  
813.777.1854  
mrifaie@nationrs.com

Additional Photos



1344 EAST OSBORNE AVENUE



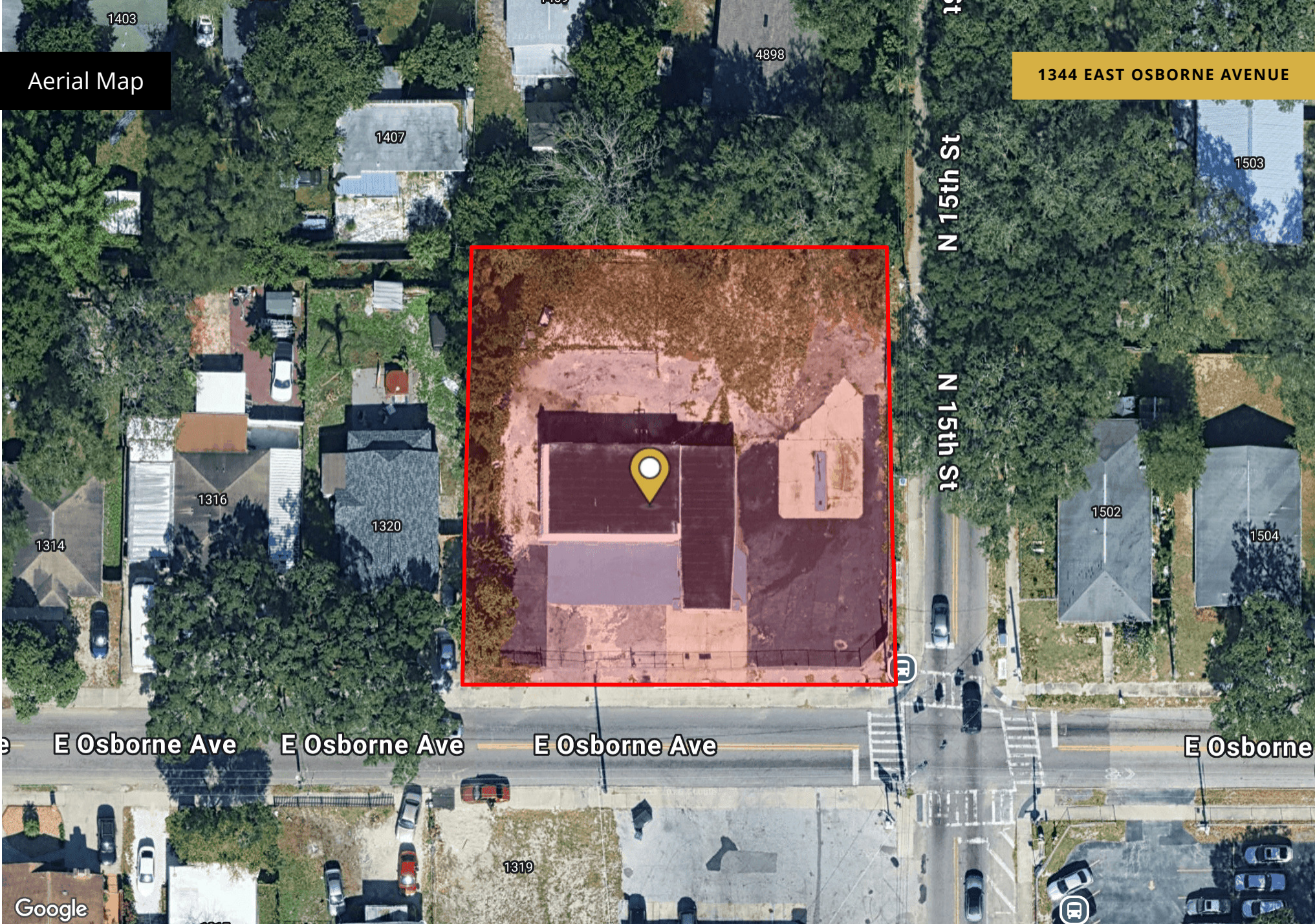
MOHAMMAD MUSTAFA  
Managing Broker  
813.385.6021  
mustafa@nationrs.com

MOHANAD RIFAIE  
Senior Associate  
813.777.1854  
mrifaie@nationrs.com



Aerial Map

1344 EAST OSBORNE AVENUE



MOHAMMAD MUSTAFA  
Managing Broker  
813.385.6021  
mustafa@nationrs.com

MOHANAD RIFAIE  
Senior Associate  
813.777.1854  
mrifaie@nationrs.com

