

FOR SALE

Warehouse / Flex

Price Reduction: \$795,000



2254 16<sup>th</sup> Ave. N.,  
Saint Petersburg, Florida 33701



**VECTOR**  
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# EXECUTIVE SUMMARY

*This 4,488 SF concrete block building is located in central St. Petersburg at 2254 16th Avenue North, just off 22nd Avenue North behind Home Depot, offering convenient access to I-275, US-19, and downtown St. Petersburg.*

*The property is ideal for a small contractor, service provider, “man-cave”, auto repair, or body shop, with ample yard space for vehicles, equipment, and materials.*

*The property is zoned Industrial Traditional (IT) and allows for a wide range of industrial, warehouse, and office uses.*

*The building is 2,088 SF of warehouse space, 1,200 SF of flex/office space, and a 1,200 SF 3-bedroom, 2-bath apartment located on the 2<sup>nd</sup> floor.*

*Warehouse features include two grade-level overhead doors, two car lifts, and approximately 13-foot clear ceiling height, and a fenced yard.*



**PRICE**  
\$795,000



**LOCATION**  
2254 16<sup>th</sup> Ave. N.  
St. Petersburg, FL



**SIZE**  
4,488 TOTAL SF:  
• 2,088 SF Warehouse  
• 1,200 SF Flex/Office  
• 1,200 SF Apartment  
• Land: 9,548 SF on 3 lots



**ADDITIONAL**  
2 Grade level doors  
- 10'x9' & 12'x12'  
2 Car lifts  
- \$2,000 per (Negotiable)  
Commercial compressor  
- \$5,000 (Negotiable)



**ZONING**  
IT



**3 PHASE  
POWER**

# 2254 16<sup>th</sup> Ave N.



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