

211 E. Sligh Avenue-Seminole Heights

Presented By:
Samuel Schenker

Prime Redevelopment Lot



Prime Seminole Heights Redevelopment Lot

211 E Sligh Ave, Tampa, FL 33604

Property Details

Prime Commercial Infill Opportunity – Seminole Heights / Tampa

211 E Sligh Ave presents a rare opportunity to acquire a highly visible commercial infill parcel in one of Tampa's most active redevelopment corridors. Strategically positioned in the growing Seminole Heights area, the property offers approximately 105 feet of frontage with strong accessibility and excellent redevelopment potential.

The site is zoned SH-CG and is well suited for a variety of potential commercial or mixed-use concepts including boutique multifamily, retail, office, live/work, café, service-oriented business, or urban redevelopment projects. Existing utility infrastructure is available, including nearby power access, helping reduce development uncertainty and accelerating project feasibility.

The surrounding area continues to experience significant residential and commercial growth, with increasing demand for thoughtfully designed infill development projects. Convenient access to major Tampa corridors, Downtown Tampa, I-275, and surrounding neighborhoods enhances both visibility and long-term investment appeal.

Property Highlights:

- SH-CG Zoning
- Approx. 105' Frontage
- Prime Urban Infill Location
- Utilities Available
- Alley Access
- Strong Redevelopment Corridor

This is an exceptional opportunity for investors, developers, or owner-users seeking a strategically located Tampa redevelopment site with long-term upside potential.

Buyer to independently verify all zoning, land use, dimensions, utilities, permitting, development potential, and intended use suitability. Information believed reliable but not guaranteed.

Price: \$379,000

View the full listing here: <https://www.loopnet.com/Listing/211-E-Sligh-Ave-Tampa-FL/40590895/>

Price:	\$379,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	0.16 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	CG
APN / Parcel ID:	A-36-28-18-4EX-000004-00002.0

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Location



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Property Photos



Primary Photo



Building Photo

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Property Photos



211 E Sligh Traffic Count



211 E Sligh Population Chart

Prime Seminole Heights Redevelopment Lot

211 E Sligh Ave, Tampa, FL 33604

Property Photos



211 E. Sligh Ave Artist Rendering Daytime



211 E. Sligh Artist Rendering Dusk

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Property Photos

TRIPLEX – FRONT ELEVATION

211 E. SLIGH AVENUE
TAMPA, FL 33604

ELEVATION NOTES

- ALL DIMENSIONS ARE APPROXIMATE
- WINDOW SIZES ARE TYPICAL
- FINAL ELEVATIONS MAY VARY SLIGHTLY PER PLAN REVIEW
- EACH UNIT IS A MIRROR OF OPPOSITE SIDE

MATERIAL LEGEND

- SMOOTH STUCCO – WHITE
- ACCENT STUCCO – DARK GRAY
- VERTICAL ACCENT PANEL – WOOD LOOK
- BLACK ALUMINUM FASCIA / SOFFIT
- BLACK ALUMINUM WINDOWS
- BLACK METAL BALCONY RAILING
- CARPORIT REAR WALL
- REAR STAIR ACCESS DOOR
- LANDSCAPE PLANTING



KEY PLAN



WINDOW SCHEDULE (TYPICAL)		
WINDOW	SIZE (WxH)	DESCRIPTION
BEDROOM (UPPER)	72" x 60"	CASEMENT / FIXED W/ JULIETTE BALCONY
BATHROOM (UPPER)	24" x 60"	FIXED / OBSCURE GLASS

GENERAL NOTES

- BEDROOM WINDOWS PROVIDE NATURAL LIGHT
- BATHROOM WINDOWS PROVIDE NATURAL LIGHT AND VENTILATION
- ALL WINDOWS ARE BLACK ALUMINUM FRAME
- ALL UNITS ARE MIRROR IMAGES OF EACH OTHER

SITE PLAN

211 E. SLIGH AVENUE
TAMPA, FL 33604

PROJECT SUMMARY

ZONING: CG - COMMERCIAL GENERAL
FUTURE LAND USE: CMU-35
PROPOSED USE: MULTI-FAMILY (6 UNITS)
BUILDINGS: 2 - TRIPLEX BUILDINGS
UNITS: 6 TOTAL (1 BED / 1 BATH)
PARKING: 12 SPACES (2 PER UNIT) (UNDER BUILDINGS)
BUILDING SIZE (EACH): 30' W x 40' D (1,200 SF / BUILDING)
BUILDING HEIGHT: 2 STORES MAX.

SITE DATA

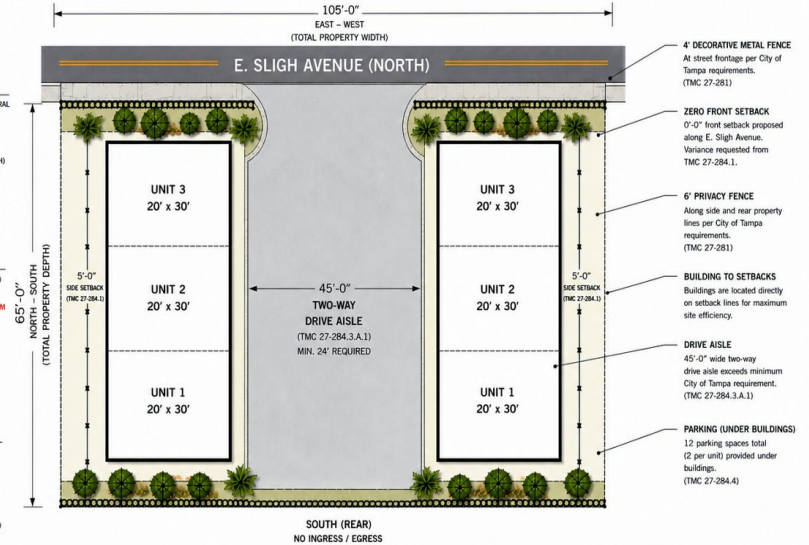
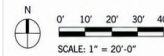
LOT SIZE: 105' W x 65' D (6,825 SF)
FRONT SETBACK: 0'-0" (PROPOSED)
VARIANCE REQUESTED FROM TMC 27-284.1
SIDE SETBACKS: 5'-0" (EAST & WEST)
REAR SETBACK: 5'-0" (SOUTH)
LOT COVERAGE: 84% (5,760 SF)
IMPERVIOUS AREA: 84% (5,760 SF)
PERVIOUS AREA: 14% (1,065 SF)
LANDSCAPE AREA: 14% (1,065 SF)

NOTES

- ALL DIMENSIONS TO FACE OF BUILDING
- VERIFY ALL DIMENSIONS & SETBACKS IN FIELD
- ALL IMPROVEMENTS TO COMPLY WITH CITY OF TAMPA LAND DEVELOPMENT CODE & FLORIDA BUILDING CODE (FBC)
- STORMWATER TO BE HANDLED ON SITE PER CITY OF TAMPA CODE (NO OFF-SITE DISCHARGE)
- PARKING PROVIDED UNDER BUILDINGS

LEGEND

- BUILDING FOOTPRINT
- CONCRETE / PAVEMENT
- LANDSCAPE AREA
- 6' PRIVACY FENCE
- 4' DECORATIVE METAL FENCE



LANDSCAPING REQUIREMENTS (TMC 27-281)			
REQUIREMENT	CODE SECTION	REQUIRED	PROVIDED
Street Trees	27-281.3.B	1 tree per 40 LF of street frontage (105 LF / 40 = 2.63 → 3 trees min.)	3 street trees provided
Front Yard Landscaping	27-281.3.C	Min. 1 tree & 8 shrubs per 50 LF of street frontage (105 LF / 50 = 2.1 → 3 trees, 24 shrubs min.)	3 trees & 24 shrubs provided
Perimeter Landscaping (Side & Rear)	27-281.4.A	Type B buffer required in CG district (5' wide min. with plantings)	Type B buffer provided along sides & rear

CITY OF TAMPA CODE REFERENCES	
TOPIC	CODE SECTION
Setbacks (CG District)	TMC 27-284.1
Access Aisles	TMC 27-284.3.A.1
Off-Street Parking	TMC 27-284.4
Landscaping	TMC 27-281
Fences	TMC 27-281.3.D

VARIANCE REQUEST

A variance is requested to allow a 0'-0" front setback along E. Sligh Avenue in lieu of the required 5'-0" minimum setback per City of Tampa Land Development Code Section 27-284.1.

The request is based on urban frontage conditions, compatibility with adjacent commercial development patterns, and improved site efficiency.

211 E. Sligh Front Elevation

211 E. Sligh Ave 6-plex site plan

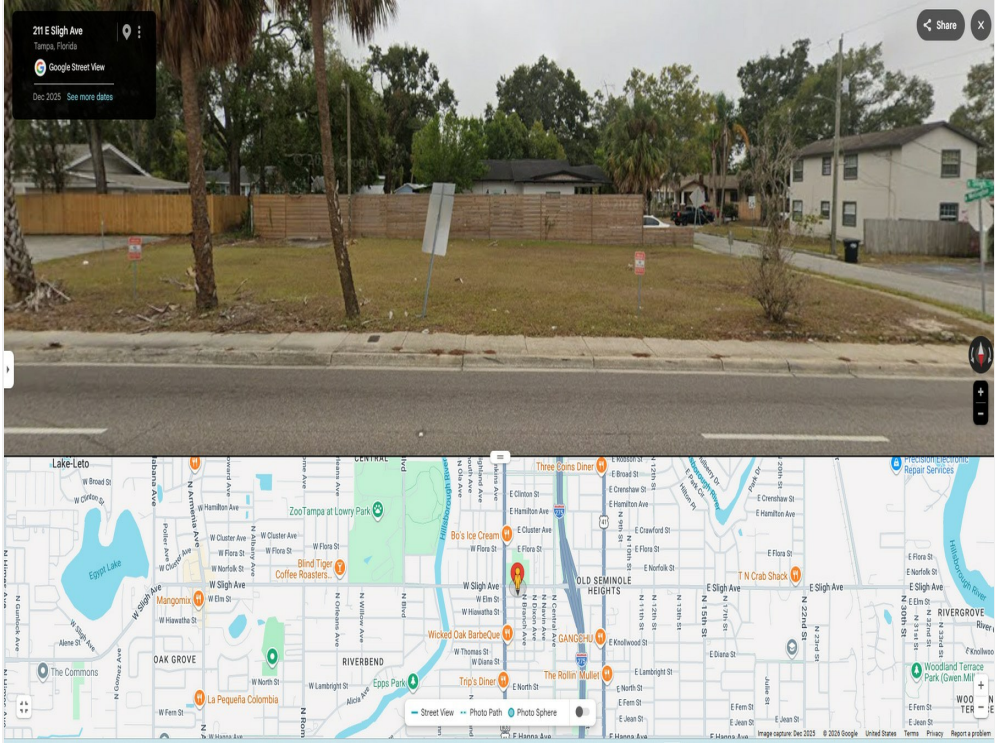
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Property Photos



Building Photo

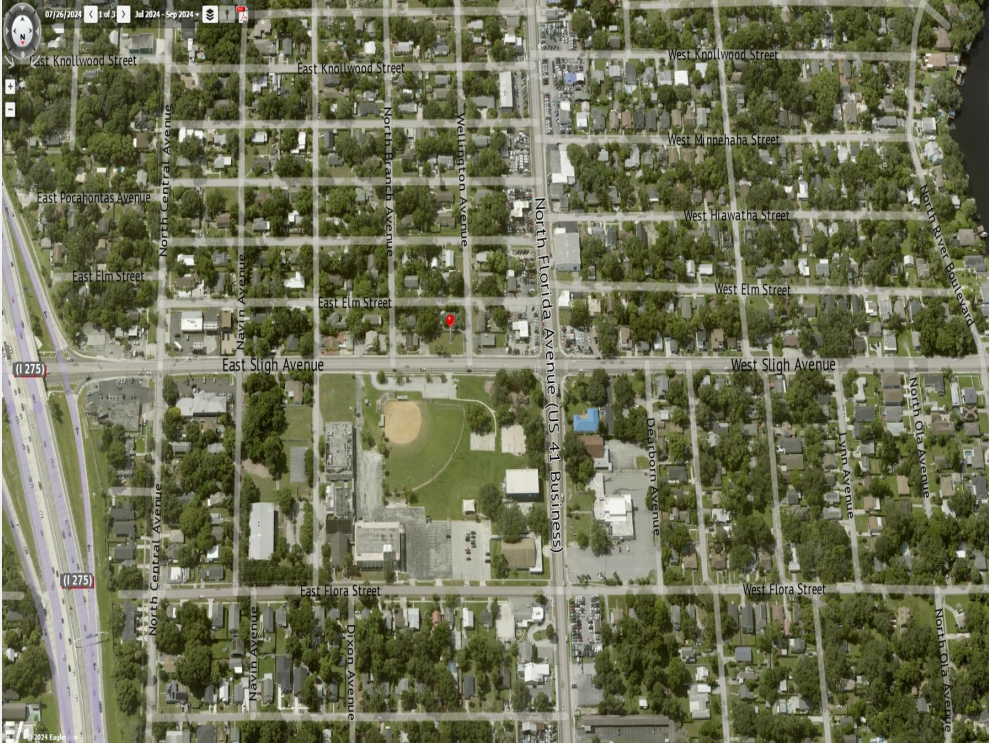


211 E SLIGH_MAP & PHOTO

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Property Photos



screenshot 2

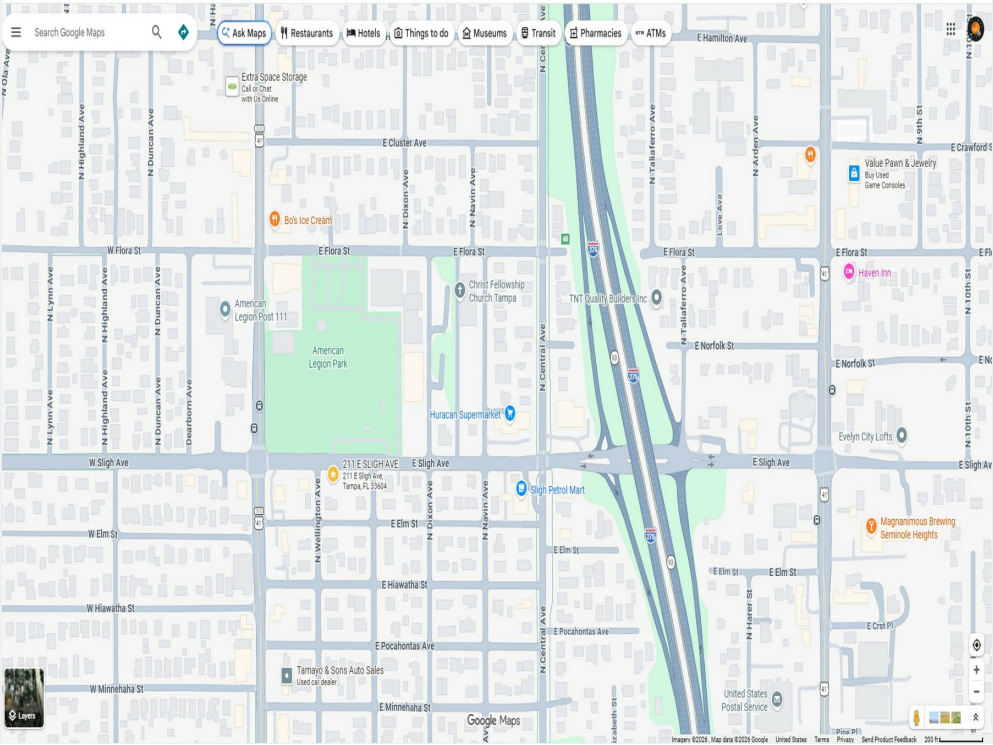


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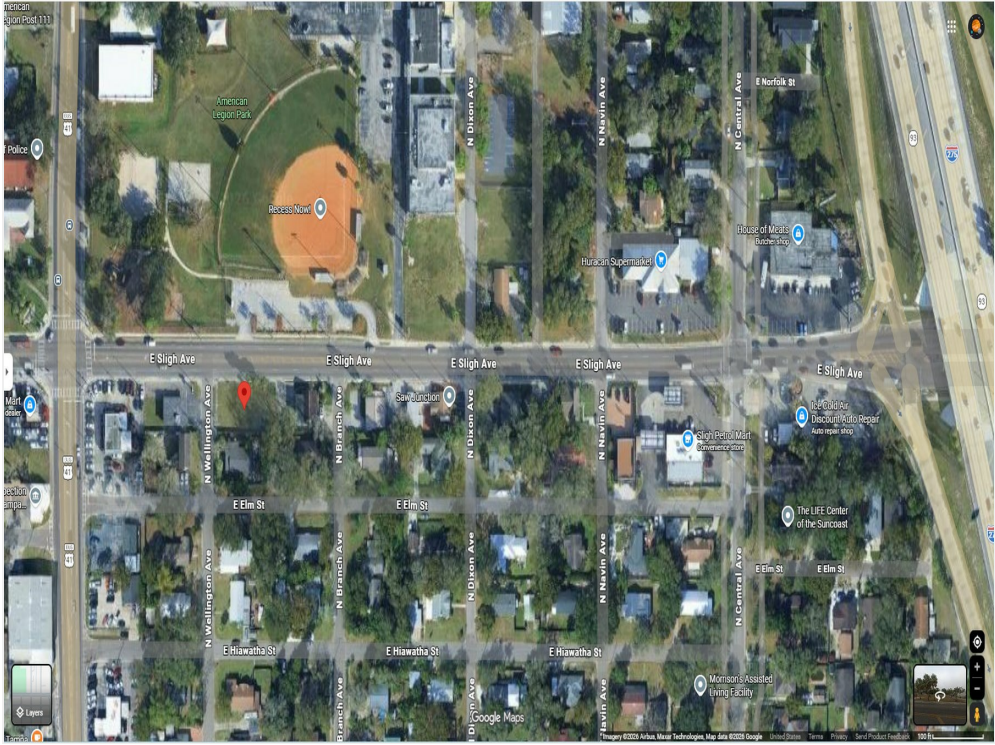
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211 E SLIGH AVE_STREET AERIAL



211 E SLIGH AVE_AERIAL

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211 E. Sligh Artist Rendering Dusk

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