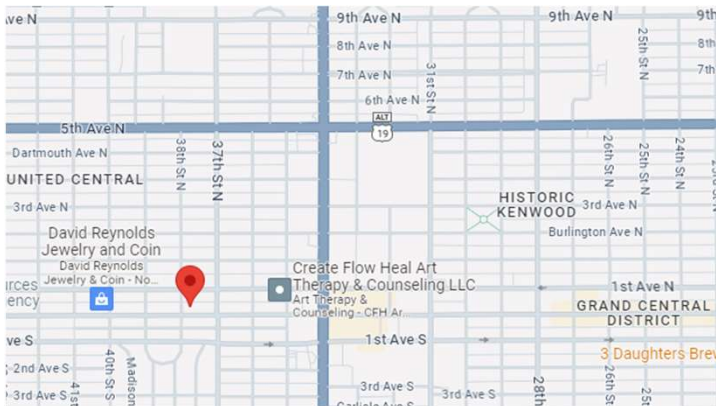




FLEXIBILITY FOR INVESTOR OR OWNER-USER: New roof and 20 parking spaces. Buy as investment or occupy part or all the space. Any professional office user, including attorneys, title companies, accountants, financial advisors, insurance agencies, real estate brokerages and similar users should tour. Prominent signage directly on Central Avenue. CRT zoning also allows for artistic studio, personal service (beauty and wellness) industries such as salons, stylists, etc. Flood Zone X.

FOR SALE: \$1.5 Million for Both

5,895 SF Of Divisible Professional Office Space Just West of Downtown



AREA DESCRIPTION: The 0.33-acre site is a few blocks west to US Hwy 19, Historic Kenwood and Grand Central.

3773 Central Ave.

➤ Approx. 2,000 SF. Currently leased to chiropractor with lease expiring in June 2024. Four offices, conference room, kitchen, 2 bathrooms. Large reception/lobby area. Tenant open to staying.

3775 Central Ave.

➤ Approx. 3,800 SF. This suite will be vacant at closing. Eight offices, 2 conference rooms, kitchenette. Easily divisible to approx. 900 SF and 1,800 SF suites; 1,000 SF of 2nd FL storage/expansion.

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