

(Formerly Ybor Pet Resort and Spa)

**1301 N. 22ND STREET
TAMPA, FL 33605**

**FOR LEASE: 930 SF :: Corner Location
Retail Storefront :: Office :: Storage/ Workshop**

Mixed Use Retail | Corner Location | Ybor City on .44 Acres

PROPERTY INFORMATION:

930 SF:\$4,000/ Mo./NNN

Folio#:189439-0000

Zoning:YC-6

Taxes 2017:\$4,359.17

Parking:Onsite & Adjoining Lot



FOR LEASE

Commercial/ Retail Property Available for Lease. Subject sits on .44 Acres in busy Ybor City. This Location boasts 930 SF Retail/ Storefront Building. In addition to varying possibilities, Site boasts lots of storage space, open workshop space and onsite- paved/fenced parking- all situated on a Prime, well- lighted Corner Lot at 22nd Street N. and East 2nd Avenue. There is also Parking of approx. 40+ Spaces, Natural Lighting, concrete floors and is secured- ideal for meeting all your business needs. Any type of Commercial/ Retail/ Office User can do well here. Zoned YC-6, Community Commercial; you'll be surrounded by Commercial Growth in every direction as this property is centrally located. Currently the property is undergoing some upgrades and renovations, however; this space will be Move-in Ready for your commercial needs and Tenant Relocation, Expansion, or New Business Development. Call Now to View this Space and begin leasing in Ybor City! [Call Now to Schedule an Appointment.](#)

Listing Agent: Tina Marie Eloian, CCIM

Tina@FloridaCommercialGroup.com

Sales | Investments | Leasing | Property Management

401 E. Palm Avenue, Tampa, FL 33602
P. 813.935.9600 | F. 813.930.0946
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This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

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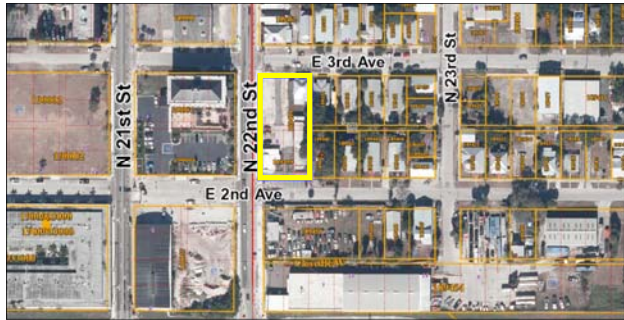
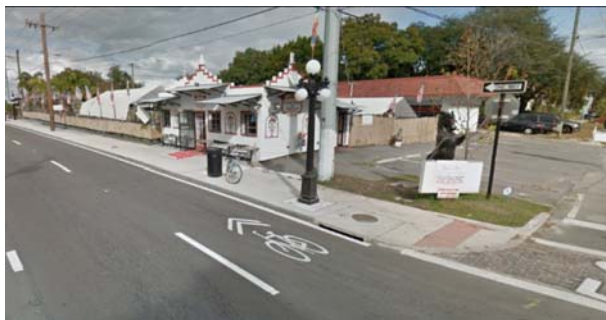
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Additional Property Information



LOCATION, LOCATION, LOCATION

EXCELLENT ACCESS & VISIBILITY!!! Situated on the MAIN Thoroughfare with Direct Frontage on 22nd Street and 2nd Avenue and 22nd Street and 3rd Avenue; this property is Located in Bustling Historic Ybor City- East of growing Channelside and is Central enough to serve all your Bay Area Customers. This is the Perfect Place to Move your Business and become a Proud Business Associate of the Historic Ybor City District. Total lot size is 19,272 SF and is fenced and Secured. Property also offers Plenty of on-site Paved Parking for employees and visitors; which is a Plus for your Business in Ybor City! There is ease of Ingress and Egress to Adamo Drive, Selmon Crosstown Expressway, Interstate 4, 22nd Street and I-275; as well as Minutes Away from Channelside and Downtown Tampa. Public Transportation runs Near the Building too. You'll be just about Anywhere in Tampa within Minutes. Property is Surrounded by a Variety of Commercial Businesses such as Attorney Offices, Import/Export Offices and Restaurants, Making this an Ideal Location for Expanding or Relocating. Great location to Move your Business. Call Today for Additional Property Details!!!



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Maps and Directions



Directions:

From Interstate-4

- Travel on Interstate-4 to Exit 1 (21st/22nd Street)
- Merge onto 21st Street, heading South
- Turn East (left) on 2nd Avenue
- Arrive at Property at:

[1301 N. 22nd Street](#)



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