

KT Tershowski
 REALTOR®
 Cell: 813-503-1117
 KTershowski@gmail.com
 www.KTSellsTampaBay.com



T3416819 8601 N 40TH ST, TAMPA, FL 33604



County: Hillsborough
Status: Active
Legal Subdivision Name: TEMPLE CREST UNIT 1
Property Style: Business
Lot Features: Corner Lot, Fire Hydrant, In City Limits, Landscaped, Near Public Transit, Oversized Lot, Sidewalks, Street Lights, Street Paved
Flood Zone Code: X

List Price: \$559,000
LP/SqFt: \$621.11

Special Sale: None
ADOM: 57
CDOM: 57
Heated Area: 900 SqFt / 84 SqM
Total Area: 900 SqFt / 84 SqM
Proj Comp Date:

Flex Space SqFt:
Office Retail Space SqFt:
Manufacturing Space (Heated):
Warehouse Space (Heated):
New Construction: No
Construction Status: Completed
Number of Tenants:

Offered for sale is a healthy, professionally managed automotive shop centralized in a growing location in Tampa just a few blocks away from Busch Boulevard. Zoned General Commercial. Corner lot on over a quarter acre. The services offered are automotive repair, detail and tow service. The building and all major systems are basically new ~2 years old. The seller is selling his full book of business along with the building and land. Financials are available upon request for serious buyer(s). The price includes the Seller's book of business. Foyer in Office Space 7 x 3'7" Office Space 22'8" x 10'11" 1/2 Bathroom in Office 7 x 6'10" Garage 29'7" x 18'6"

Land, Site, and Tax Information

Legal Desc: TEMPLE CREST UNIT NO 1 LOTS 9 AND 10 BLOCK 15
SE/TP/RG: 21-28-19
Subdivision #: 464
Tax ID: [A-21-28-19-464-000015-00009.0](#)
Taxes: \$3,632.98
Book/Page: 10-60 **Alt Key/Folio #:** 148182-0000

Zoning: CG
Future Land Use:
Zoning Comp:
Tax Year: 2022
Complex/Comm Name:

Section #: 21
Block/Parcel: 15
Front Exposure: West
Lot #: 9
Front Exposure: West
Front Footage:

Road Frontage: Access Road, Main Thoroughfare, Other
Add Parcel: No **# of Parcels:**
Utilities Data: BB/HS Internet Capable, Electrical Nearby, Electricity Available, Public, Water Connected, Water Nearby
Parking: 6 to 12 Spaces, Common, Curb Parking, Ground Level, Lighted, Secured
Lot Dimensions: 104 x 122
Water Frontage: No
Water Access: No
Water View: No

Flood Zone: X
Additional Tax IDs:
Land Lease Fee:
Lot Size: 12,688 SqFt / 1,179 SqM
Waterfront Ft: 0
Water Name:
Water Extras: No

Interior Information

Floors: One
of Restrooms: 2
A/C: Central Air
Heat/Fuel: Central

Total Number of Buildings: 1
Ceiling Height: 8 to 9 Feet

Offices: 1
Freezer Space YN:
Water: Public

Exterior Information

Other Structures: Garage(s), Other, Storage, Workshop
Ext Construction: Block, Stucco, Wood Frame
Roof Construction: Shingle
Foundation: Block, Slab
Road Surface Type: Asphalt, Paved
Road Responsibility: Public Maintained Road
Building Features: Bathrooms, Common Lighting, Extra Storage, Fencing, Furnished, On Site Shower, Outside Storage, Overhead Doors, Reception, Seating
Signage: Street Signage

of Bays:
of Bays Grade Level:

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.