

## Waters Mixed Use

Tim Watson · (813) 966-1091 · yousell@aol.com



Each office is independently owned and operated.



**308 Waters Ave.**  
Tampa, FL 33604

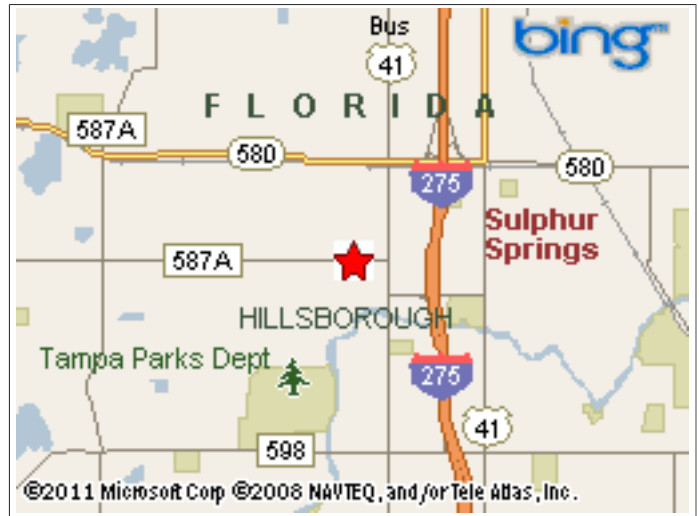
<b>County:</b>	Hillsborough
<b>Property Type:</b>	Retail Restaurant
<b>Building Size:</b>	2,361 SF
<b>Price:</b>	\$155,000
<b>Price/SF:</b>	\$65.65/SF

### Property Description

Great opportunity for owner-user! Two-Unit buildings with Café-Diner with eat in area, equipped kitchen, counter etc. Included is a small separate office suite that can be used or leased out also included is a small one-bedroom house located behind business. Excellent for owner or tenant use or extra cash flow. Café suite could be leased for approximately \$1,200 per month, Office may bring \$450 and residence possible \$450, for a total of \$2,100 base income. Taxes are about \$1,960 total both buildings. Approximate 12% Cap.

### Location Description

Close to everything Tampa



### Contact

Tim Watson

RE/MAX ACR Elite Group

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