

# Development College and Hwy 41

## 25 College Ave W, Ruskin, FL 33570

Listing ID: 30677784  
 Status: Active  
 Property Type: Retail-Commercial For Sale  
 Retail-Commercial Type: Free-Standing Building  
 Size: 5,000 SF  
 Sale Price: \$800,000  
 Unit Price: \$160 PSF  
 Sale Terms: Cash to Seller



### Overview/Comments

25 West College Ave. Ruskin, Florida 33570. Located at the Corner of US Hwy 41 and College Ave. Both main roadways intersect North-South and East West. Creating lots of convenient access and exposure.

Three story office retail free standing building with approximately 5000 square feet of rentable space. Could be multiple tenant. Also very Suitable for redevelopment and adjoining parcels available.

Please contact Lynn Love for more information, details and discussion. 813 909-6711.

### More Information Online

<https://www.commercialexchangeoflouisiana.com/listing/30677784>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority:	Hillsborough County	Property Use Type:	Vacant/Owner-User
Tax ID/APN:	1932081V5000000000008U	Building/Unit Size (RSF):	5,000 SF
Retail-Commercial Type:	Free-Standing Building	Land Area:	19,500 SF
Zoning:	CG COMMERCIAL GENERAL	Sale Terms:	Cash to Seller

### Area & Location

Property Located Between: Hwy 41 and College  
 Property Visibility: Excellent  
 Feet of Frontage: 130

### Building Related

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	3	Passenger Elevators:	0
Property Condition:	Good	Freight Elevators:	0
Year Built:	1983	Sprinklers:	None
Roof Type:	Gable	Heat Type:	Electricity
Construction/Siding:	Vinyl Siding	Heat Source:	Central

### Land Related

Lot Frontage:	130	Water Service:	Municipal
Lot Depth:	150	Sewer Type:	Septic

### Location

Address: 25 College Ave W, Ruskin, FL 33570  
 County: Hillsborough  
 MSA: Tampa-St. Petersburg-Clearwater



**Property Images**



IMG-8106



IMG-8120 (1)



IMG-8109



IMG-8122



IMG-8120



IMG-8119



IMG-8120 (1)



IMG-8117



IMG-8122



IMG-8120



IMG-8119



IMG-8117

## Property Contacts



### Lynn Love

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