



Office Building For Sale

West Tampa Cigar Factory and Land

2111 N Albany Ave, Tampa, FL 33607

For More Information:

813-254-6756 | EXT 8

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

| | |
|-----------------------|--|
| Sale Price: | N/A |
| Price / SF: | - |
| Lot Size: | 1.3 Acres |
| Year Built: | 1903 |
| Building Size: | 33,334 SF |
| Zoning: | CI - Commercial Intensive |
| Market: | Tampa-St. Petersburg- Clearwater |
| Submarket: | W Tampa |

PROPERTY OVERVIEW

This beautiful historic West Tampa Cigar Factory is a truly unique opportunity. It opened as the original site of the Bustillo Bros & Diaz Cigar Company in 1903. The 4 story, 33,334 sf structure is the second oldest cigar factory in W. Tampa. It sits on a 1.3 acre lot which borders 3 streets. The basement has direct exterior grade level access, windows and groundwater pumps, and is dry and usable. The 3 main floors are wide open with high ceilings and beautiful exposed red brick. Currently, all floors are accessible by staircase and there is a freight only elevator which could be upgraded to a personnel lift. Previous owners made considerable investment in the structure with intent to relocate their growing business but their rapid expansion quickly required a much larger structure. From the ground up, safety and stability were paramount. They completed many structural repairs to the base pillars and added considerable structural steel. In addition, all the sub-floors were removed, additional lumber and laminated beams were added, and a perfectly level sub-floor was replaced, a rarity in these older structures. The interior brick was smoothed and almost the entirety of the property was surrounded by an ornate, custom fabricated fence and gates with interval columns. A buyer has the opportunity to finish the interior to their own taste and own a rare historical gem, which is a hallmark of Tampa's rich cultural history.

LOCATION OVERVIEW

Located in Old West Tampa, south of W. Columbus Avenue and north of the Tampa Convention Center. Conveniently located very close to I-275 and I-4.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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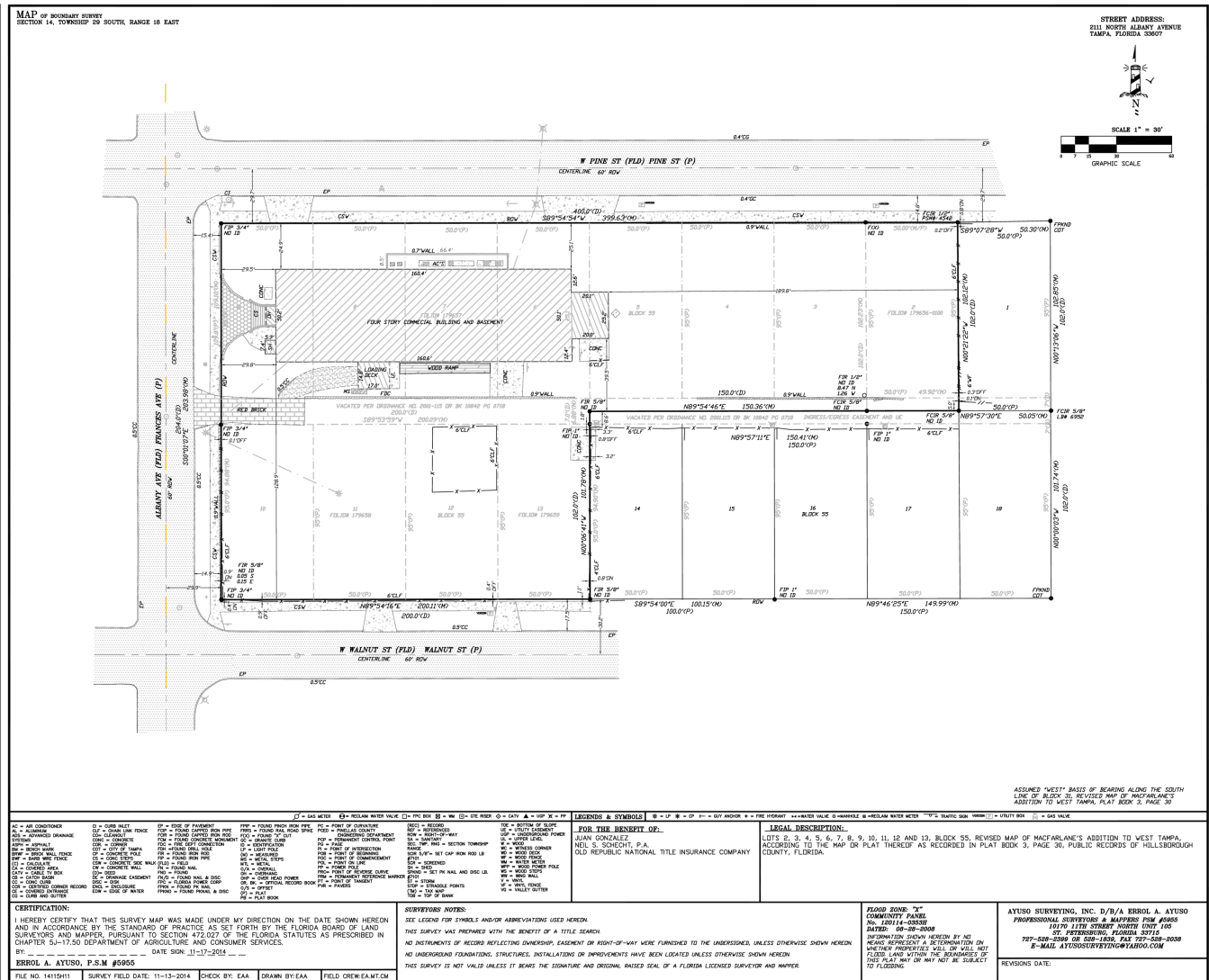
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Site Plan



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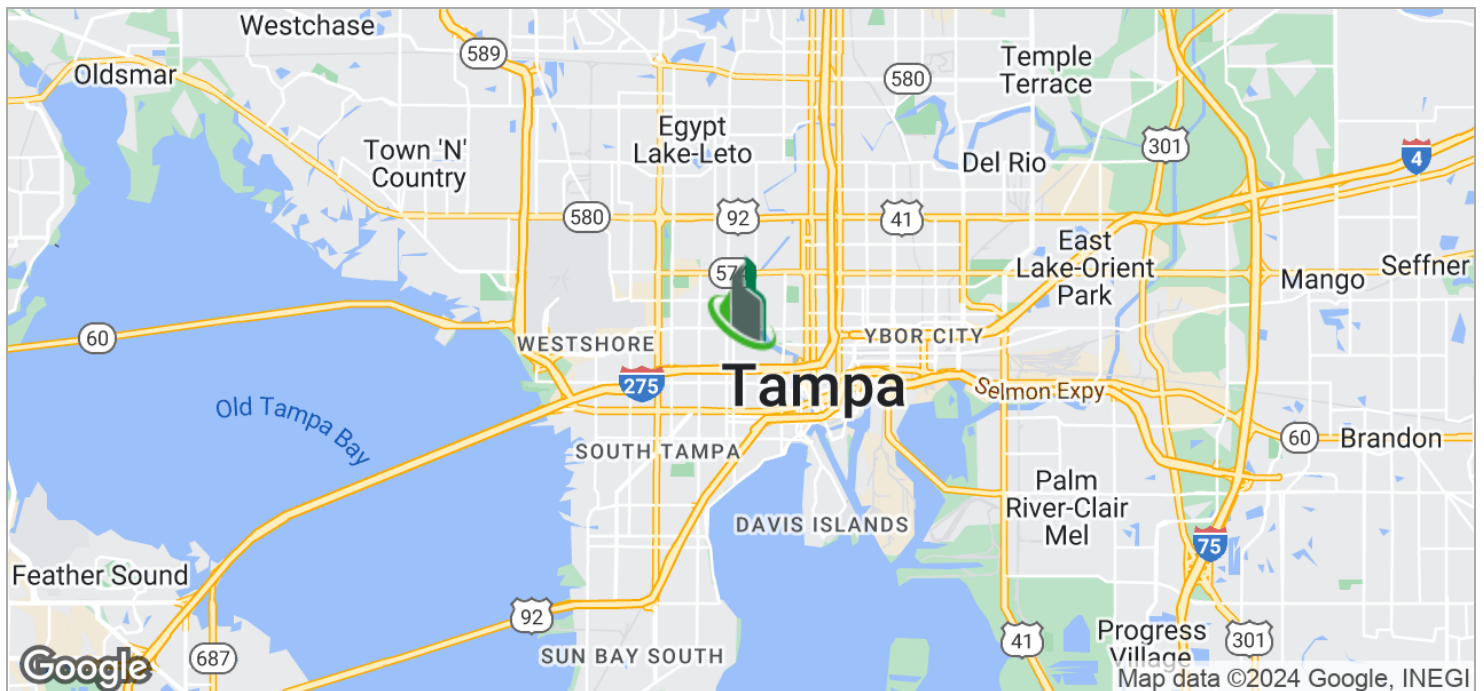
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Location Maps



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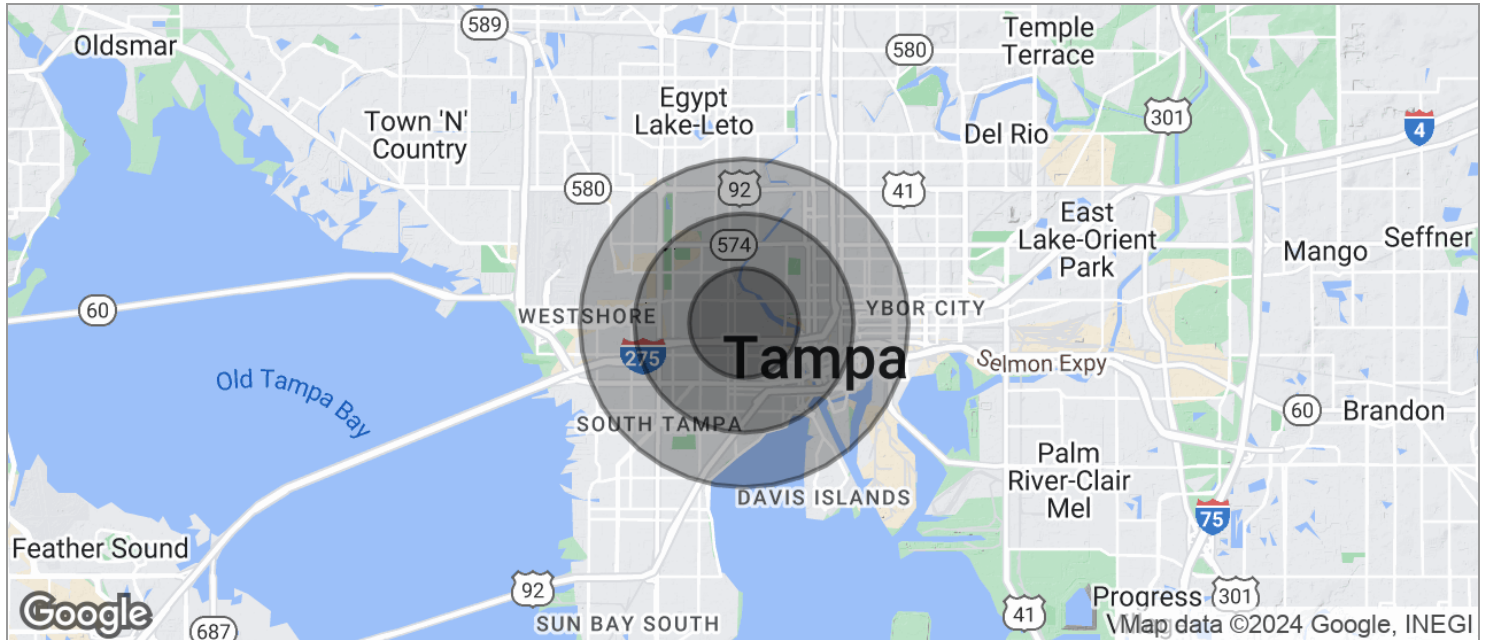




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Demographics Map



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 18,026 | 55,924 | 106,726 |
| MEDIAN AGE | 31.9 | 35.6 | 36.2 |
| MEDIAN AGE (MALE) | 29.9 | 33.9 | 34.7 |
| MEDIAN AGE (FEMALE) | 34.4 | 37.7 | 37.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| TOTAL HOUSEHOLDS | 6,914 | 24,286 | 46,952 |
| # OF PERSONS PER HH | 2.6 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$46,424 | \$54,760 | \$64,702 |
| AVERAGE HOUSE VALUE | \$247,222 | \$293,535 | \$358,470 |
| RACE | 1 MILE | 2 MILES | 3 MILES |
| % WHITE | 47.4% | 64.6% | 69.1% |
| % BLACK | 45.2% | 28.4% | 23.6% |
| % ASIAN | 0.9% | 1.4% | 2.0% |
| % HAWAIIAN | 0.0% | 0.1% | 0.1% |
| % INDIAN | 1.4% | 1.3% | 1.2% |
| % OTHER | 4.0% | 2.9% | 2.3% |
| ETHNICITY | 1 MILE | 2 MILES | 3 MILES |
| % HISPANIC | 30.5% | 32.9% | 30.9% |

* Demographic data derived from 2020 ACS - US Census

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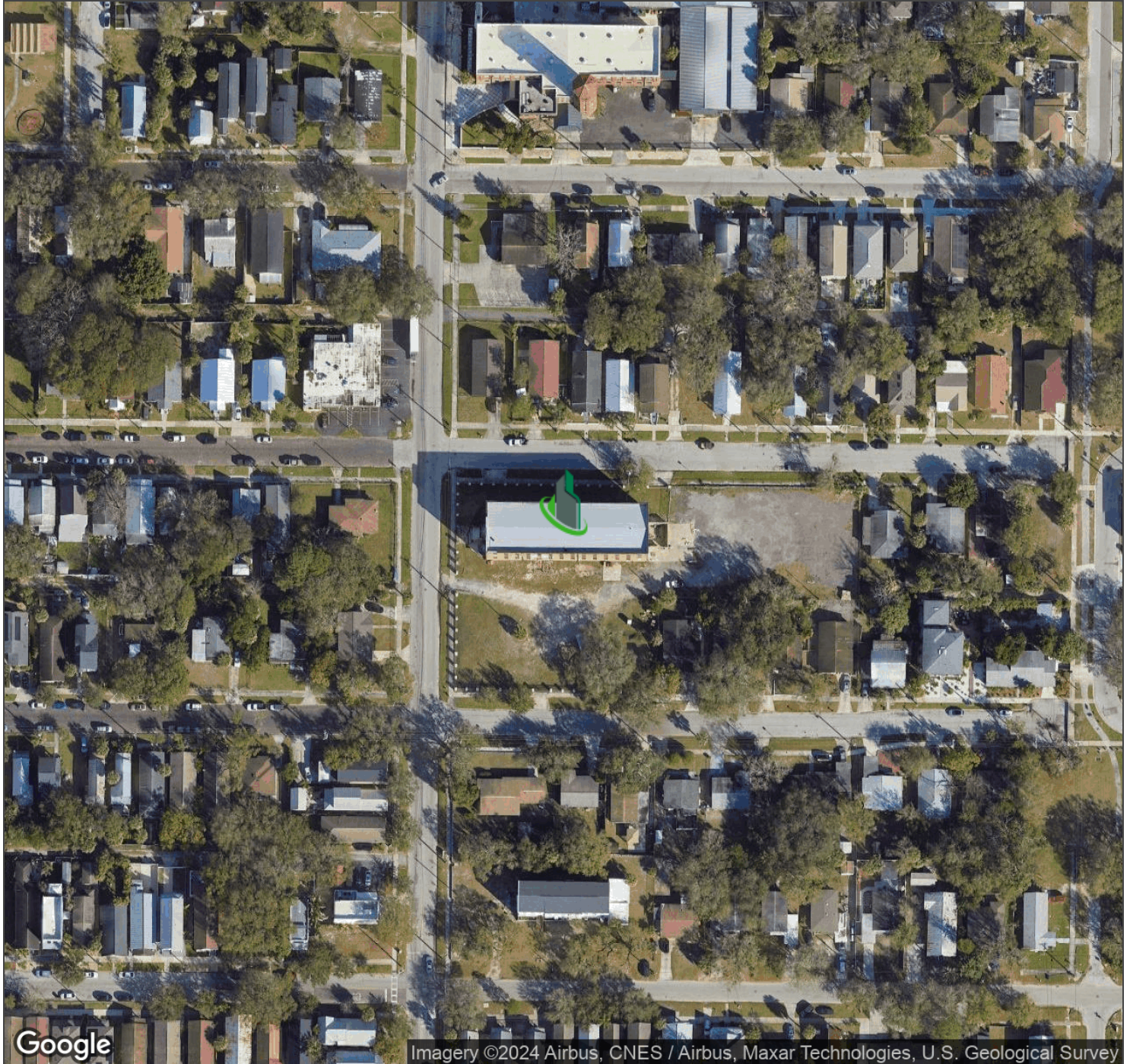
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Aerial Map



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