
FOR SALE



535 12th Avenue NE

Offered For \$535,000

~ WOW ~

Great Home with Income!

Walk to the beaches, parks, shops, restaurants, churches and the Renaissance Vinoy Hotel from this special, unique property located in the Old NE area of St Pete. This property was built as a four-plex, in 1973, of block and brick construction and has been beautifully maintained.

The first floor apartment has 2399 heated SF, with three bedrooms, 2 baths, formal living and dining rooms, large kitchen with built-in desk, pantry and eating area overlooking a spacious family room with fireplace and views to the lovely private patio and into a sun room with a wall of custom closets. The adjoining oversized 2-car garage has an abundance of built-in storage.

The apartments are entered from the rear of the building with a custom tile entrance, covered stairway and balcony with decorative iron railing. Each unit has a covered carport. The front unit is spacious with 1033 SF, two bedrooms, recently renovated kitchen and bath. Hardwood and tile floors plus built-in bookshelves highlight this lovely unit. The kitchen has stainless steel appliances and unique lighting detail. The apartment is light and bright with three sides having exterior exposure. The middle unit has 637 SF and is a one bedroom/one bath with large living/dining area, new carpet throughout. Unit #4 is a larger one bedroom/one bath with 662 SF. It is light, bright with exterior exposure on three sides.

The building is licensed with the City of St Petersburg. Water/sewer/trash are included in the rent and each tenant has his own electric meter. Please note the units have rarely been rented as the building has been used primarily for extended family since 1975. The property was recently appraised and the appraiser felt the units should rent for approximately \$4600 per month, broken down as follows: Downstairs unit—\$2200 per month, Two bedroom unit—\$1000 per month, One bedroom units—\$700 per month each.

The interior has been freshly painted within the past year. The exterior was painted within the past five years. The roof replaced within the past eight years. Hot water heater was replaced in 2009. Please note the property is NOT IN A FLOOD ZONE.



888 62nd Avenue North
St. Petersburg, FL 33702

Presented To You By:

JO ANNE MALONE, Realtor ®

727-527-7373 x 119 / 727-643-6559 Cell

www.HofackerHomes.com

