

FOR SALE with OWNER FINANCING or LEASE THE ENTIRE BUILDING



Mixed-Use Commercial (Office/Residential/Storage - Live/Work)

1200 40th St. S., St. Petersburg, FL 33711

Contact Mike Schultz 727-463-3374 - Insta Real Estate Solutions

Executive Summary



Mixed-Use Commercial/Residential/Garage-Storage (Live - Work)

1200 40th St S presents a rare opportunity to acquire a fully renovated mixed-use asset in South St. Petersburg that is equally well suited for an owner-user, investor, or live/work occupant. The property totals approximately 2,160 square feet and includes three highly functional components: a 1,080 SF office/commercial suite on the ground floor, a 1,080 SF three-bedroom, one-bath apartment on the second floor, and a detached two-car garage/storage building. Positioned on a corner lot with fenced outdoor area and alley access, the asset offers strong utility, flexible occupancy options, and multiple avenues for income generation.

The property has undergone extensive recent renovations, creating a true turnkey opportunity with reduced near-term capital needs. Improvements include two new HVAC units, new hot water heaters, updated electrical, new flooring, new cabinets, new appliances, and a roof installed in 2020. Separate electric meters for the residential and commercial spaces enhance leasing flexibility and operational efficiency, while the detached garage/storage structure, built in 2013 to newer code standards, adds valuable ancillary utility for storage, workspace, or supplemental use. With vacant possession and a move-in-ready condition, the property is well positioned for immediate owner occupancy or lease-up.

OWNER FINANCING AVAILABLE or FOR LEASE

Purchase Price: \$439,999

Terms:

- **\$200,000 Down Payment**
- **Seller Financing of \$239,999**
- **7.0% Interest Rate**
- **Principal & Interest Payments**
- **30-Year Amortization**
- **3-Year Balloon Note**

Monthly Payment: \$1,663.26 (Principal & Interest)

**Remaining balance due at the end of 36 months.
Subject to buyer qualification and final loan
documents.**

- **\$4,000 a month MG**
- **The Entire Building**
- **Office Space**
- **3 Bed/ 1 Bath
Apartment**
- **2 Car Garage**
- **1-3 year lease.**
- **Option to Buy**
- **Landlord pays:
Taxes and Insurance**
- **Tenants pays for:
Utilities & Maintenance**

A LOCATION PRIMED FOR GROWTH AND QUICK ACCESS TO TAMPA AND DOWNTOWN ST. PETE

• **LARGE & DIVERSE METRO ECONOMY**

The Tampa–St. Petersburg–Clearwater MSA is home to 3.3M+ residents, ranks as the 17th largest metro in the U.S. and the 2nd largest in Florida, and supported 1.53M nonfarm jobs at the end of 2023. The economy is led by professional and business services, trade/transportation/utilities, and education/health services, while also ranking 7th nationally for economic diversity—a strong signal for long-term market resilience.

• **REDEVELOPMENT & INVESTMENT MOMENTUM**

St. Petersburg continues to benefit from major redevelopment activity, including the City’s 86-acre Historic Gas Plant District / Tropicana Field redevelopment opportunity, which is being positioned for a large-scale mixed-use future with housing, office space, retail, entertainment, research, innovation, and education uses. This reflects meaningful long-term public and private investment momentum in the urban core.

• **TOURISM & VISITOR SPENDING POWER**

St. Pete-Clearwater welcomed more than 14.9 million visitors in 2025, generating more than \$10.2 billion in total economic impact and \$6.1 billion in direct visitor spending for Pinellas County. Tourism remains a major regional economic engine that supports hospitality, retail, services, and broader business activity across the market.

DEMOGRAPHICS - CITY OF ST. PETERSBURG

Population

263,553

Median HH Income

\$73,118

Median Age

43-44

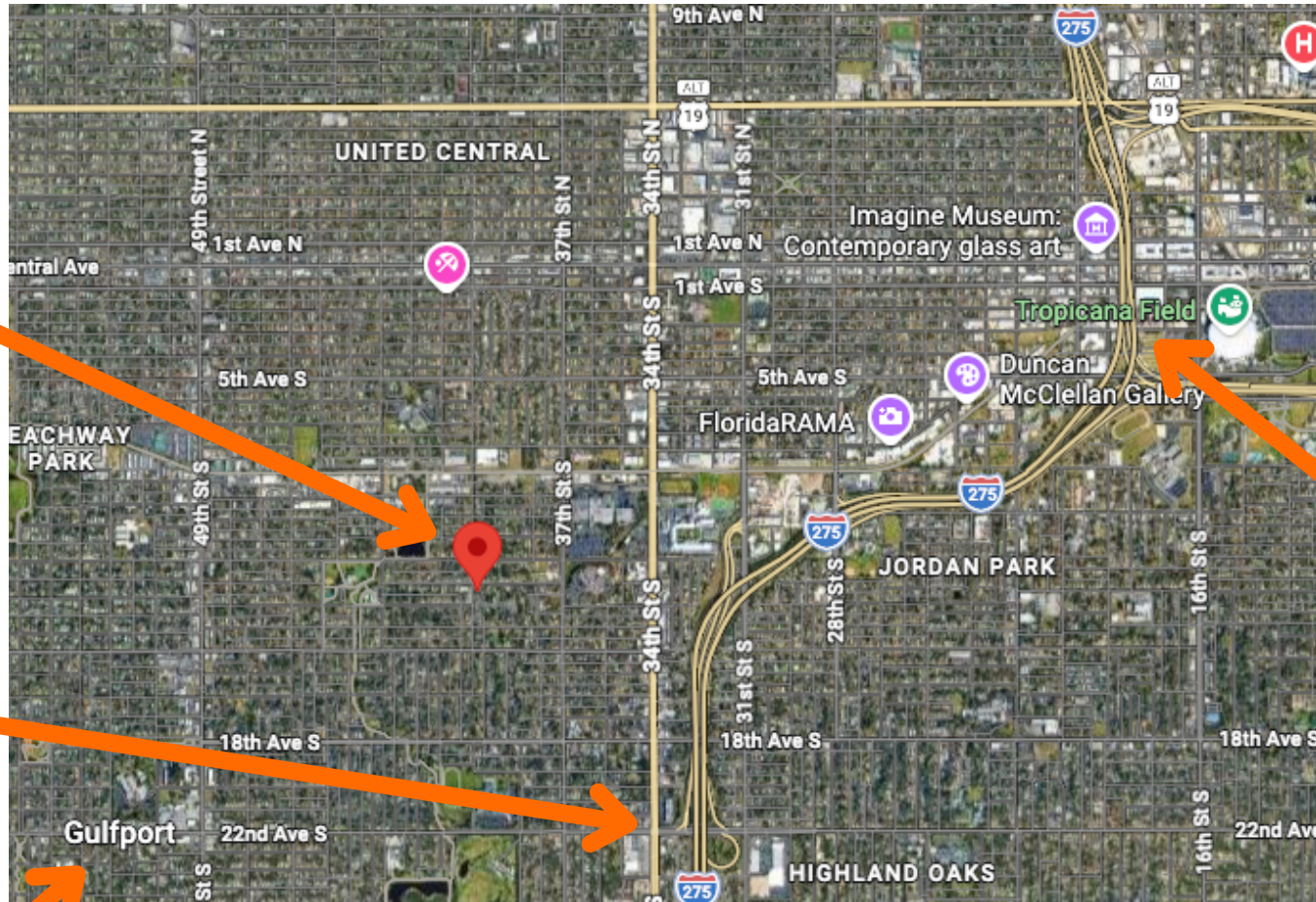
Median Home Value

\$250K-\$260K

EDUCATION & ECONOMY

- 93.7% High school graduate or higher
- 41.3% Bachelor's degree or higher
- Diverse sectors: healthcare, retail, professional services

PROXIMITY TO MAJOR DESTINATIONS



1200 40th St S

- Access to I-275
- Highway 19

City of Gulfport

St. Petersburg Downtown: **12 Minutes**
Tampa International Airport: **26 Minutes**
Gulf Coast Beaches: **12 Minutes**
Major Employment Centers: **8 Minutes**

Shopping & Retail Districts: **10 Minutes**
Healthcare Facilities: **6 Minutes**
Interstate Access (I-275): **6 Minutes**
Stetson University: **6 Minutes**

- Downtown St. Pete
- Tampa Bay Rays
- 86 Acre Redevelopment

Why Your Business Will Thrive Here



Located in St. Petersburg, 1200 40th St S. offers businesses and owner-users the advantage of operating within one of Tampa Bay's largest and most diverse economic markets. The property sits in ZIP code 33711, giving it access to a neighborhood population of more than 20,000 residents, while also benefiting from the broader St. Petersburg consumer base and the 3.3M+ population of the Tampa–St. Petersburg–Clearwater metro area. This makes the site well positioned for neighborhood-serving businesses, professional office users, service operators, or a live/work setup that benefits from both local demand and regional connectivity.

Prime Location Advantages

- **20,121 residents in ZIP 33711** supporting neighborhood-level demand
- **\$68,295 median household income** in the immediate ZIP code
- **263,553 residents citywide** in St. Petersburg
- **3.3M+ residents** across the Tampa Bay metro
- **1.53M nonfarm jobs** in the metro economy
- **14.9M annual visitors** generating **\$10.2B economic impact** in St. Pete-Clearwater
- **86-acre redevelopment momentum** from the Historic Gas Plant District opportunity

Interior Photos



Office



Apartment Bedroom



Apt. Bathroom



Office Kitchen



Apartment Kitchen



Garage

- **97 x 45' Lot**
- **6+ Parking Spots**
- **Alley Access for the Garage**
- **Corner Lot**
- **Fenced Yard**



Tenant Requirements & Application Process



Application Process

- Initial Application
- Credit & Background Check
- Business Plan Review
- Property Tour
- Lease Negotiation
- Processing time: 5–7 business days
- Application fee: \$50 per applicant (non-refundable)

Credit & Financial Requirements

- Minimum credit score of 650 for business owner or guarantor
- 2 years' business tax returns (for established businesses)
- 3 months' bank statements showing operational liquidity
- Proof of funding sources for startup businesses
- Flexible terms available for new businesses with strong business plans

Insurance Requirements

- General Liability Insurance (\$1M per occurrence, \$2M aggregate)
- Property insurance covering tenant improvements and contents
- Workers' Compensation Insurance (if applicable)
- Business Interruption Insurance (recommended)
- Orange Belt Investments must be listed as additional insured

Business Licensing & Permits

- Florida Business License and Pinellas County Local Business Tax Receipt
- FL Department of Business & Professional Regulation License
- Certificate of Use (CU) and Occupational License
- Guidance provided for permit application process

Contact Information



Agent Contact Information

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