



Office/Residential Studios For Sale

5710 4th St N, St. Petersburg, FL 33703

CCS-1 Zoned | Mixed-Use Potential



💰 Purchase Price: **\$649,000**

📏 Building Size: **1,571 SF**

✅ Available: **Now**

Scott Clendening

Founder

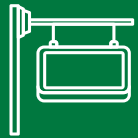
(727) 643-1841 ☎

scott@cprteam.com ✉

Highlights



1,571 SF on .13 AC



Large Electrical Pylon Sign



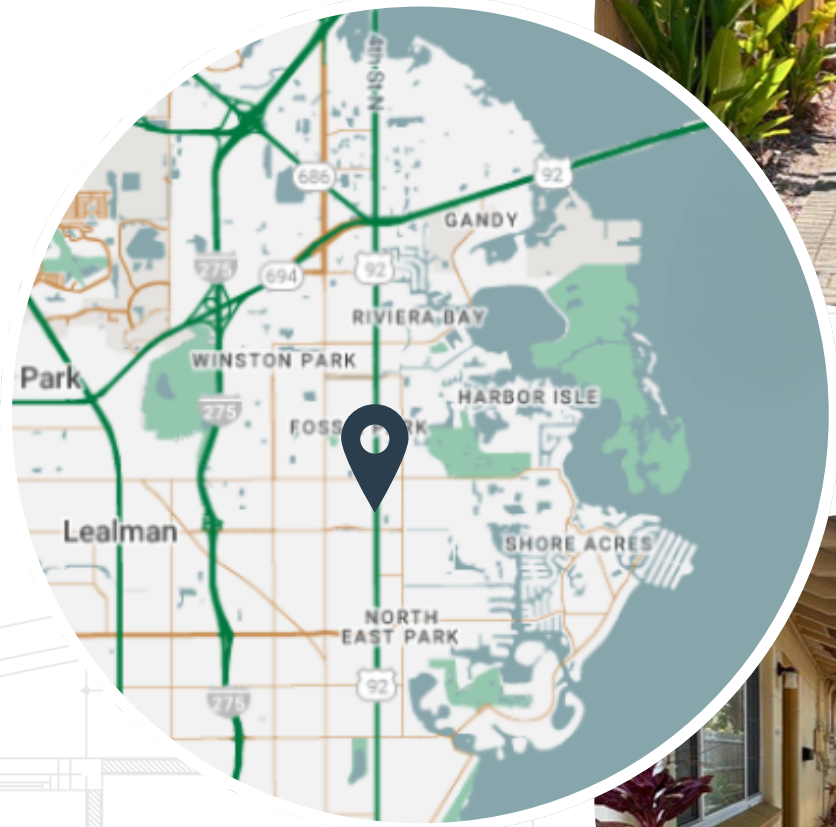
AADT - 4th Street: 12,500



Four Private Units with Dedicated Bathrooms



7 Parking Spaces Available



*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*



This unique St. Petersburg property is currently configured as four individual studio-style units, each with its own private restroom, offering exceptional flexibility for a variety of uses. The layout lends itself seamlessly to a multifamily conversion for income-producing residential units, while also accommodating professional office suites or boutique retail spaces.

The property also features a large, grandfathered electrical pylon sign, providing valuable frontage exposure that is increasingly difficult to obtain, further enhancing its appeal for businesses seeking visibility along this corridor.

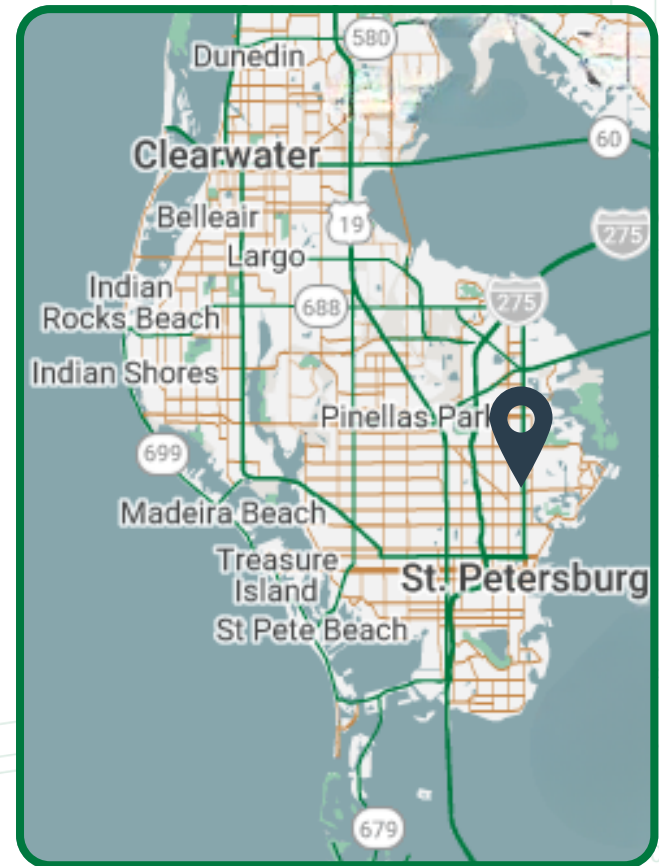
ZONING DESCRIPTION

BRIEF DESCRIPTION OF CURRENT ZONING

CCS-1 (Commercial Corridor Suburban) zoning supports a broad mix of commercial uses, including retail, office, medical, and service-based businesses. Designed for high-visibility corridors, it benefits tenants with strong traffic exposure, accessible locations, and flexible space options. This zoning is ideal for businesses looking to serve both the surrounding community and passing consumers while maximizing visibility and convenience.

PERMITTED USES

- Retail/Showroom (boutiques, convenience, specialty shops)
- Professional/Medical Offices (general office, clinics, dental)
- Multifamily Studio/Efficiency





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Positioned along the highly traveled 4th St N corridor, **5710 4th St N offers the opportunity to capitalize on CCS-1 zoning in a well-established St. Petersburg location.** Surrounded by neighborhoods such as Shore Acres and Placido Bayou, and supported by nearby shopping centers, restaurants, and daily-use retail, the property benefits from consistent local traffic and demand. The existing four-unit layout provides immediate income potential, while the zoning allows for retail, office, or multifamily use, giving an owner-user or investor flexibility to lease, convert, or reposition the asset. **With strong visibility and direct access to both downtown St. Petersburg and Tampa via Gandy Boulevard,** this is a versatile property with multiple paths to income and long-term value.

Listing Agent



Scott Clendening

Founder

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✉ scott@cprteam.com

Scott Clendening, Founder & Broker of CPR, has **been active in the Central Florida market since 1985**, specializing in the sales, leasing, development, and investment of office and industrial properties.

With nearly four decades of experience, he has guided hundreds of clients, **leveraging deep industry knowledge to protect and support** them in every transaction. In 1995, he co-founded Commercial Partners Realty creating a full-service platform that streamlines processes and delivers efficient solutions.

A **respected industry leader**, Scott is also a founding member of the Florida Gulfcoast Commercial Association of Realtors and is known for mentoring agents while continuing to drive excellence for his clients and team.

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