



306 E. Oak Ave., Tampa, FL 33602

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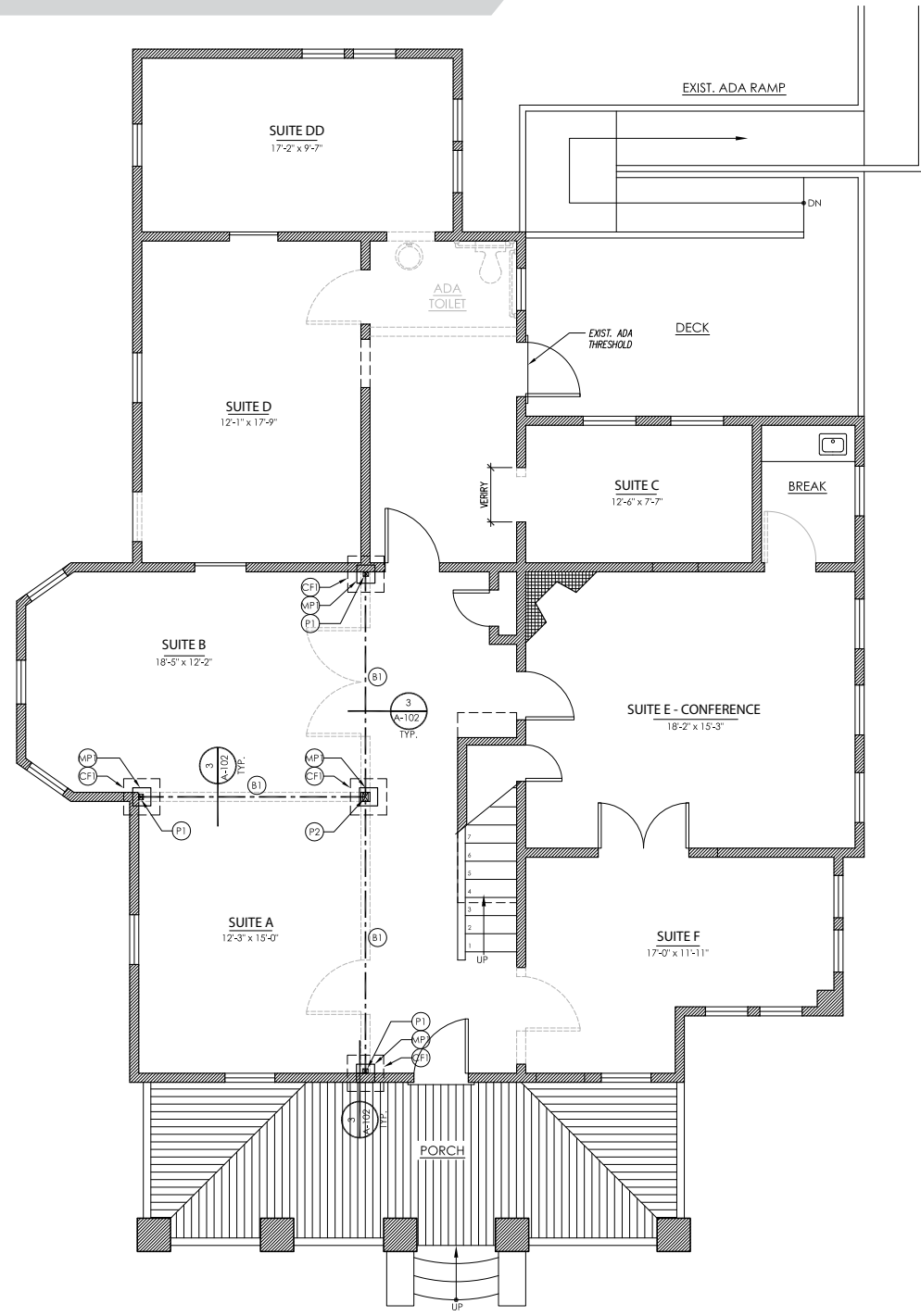
Welcome to the heart of Tampa Heights. Step into this beautifully restored 3,546 square foot historic office bungalow, where modern sophistication meets timeless charm. As you approach, you'll be greeted by an expansive front porch, perfect for enjoying the vibrant energy of the neighborhood.

Inside, you'll discover a space that seamlessly blends historic features with contemporary amenities. Admire the grand staircase, elegant fireplace, and 10-foot ceilings that add to the character of the property. With ten offices, two restrooms, and a kitchenette, this space is as functional as it is stylish, boasting wood and vinyl plank flooring throughout. Originally built in 1907, and renovated in 2019 this property has been meticulously maintained, with top-notch construction including a metal roof, original windows and siding, as well as new HVAC units installed in 2023.

Situated in the Oak Avenue Office overlay district of Tampa Heights, this property allows for versatile use, accommodating both office and residential needs. Imagine the possibilities of a live/work scenario, where you can enjoy the convenience of being walking distance to all the excitement Tampa Heights has to offer.

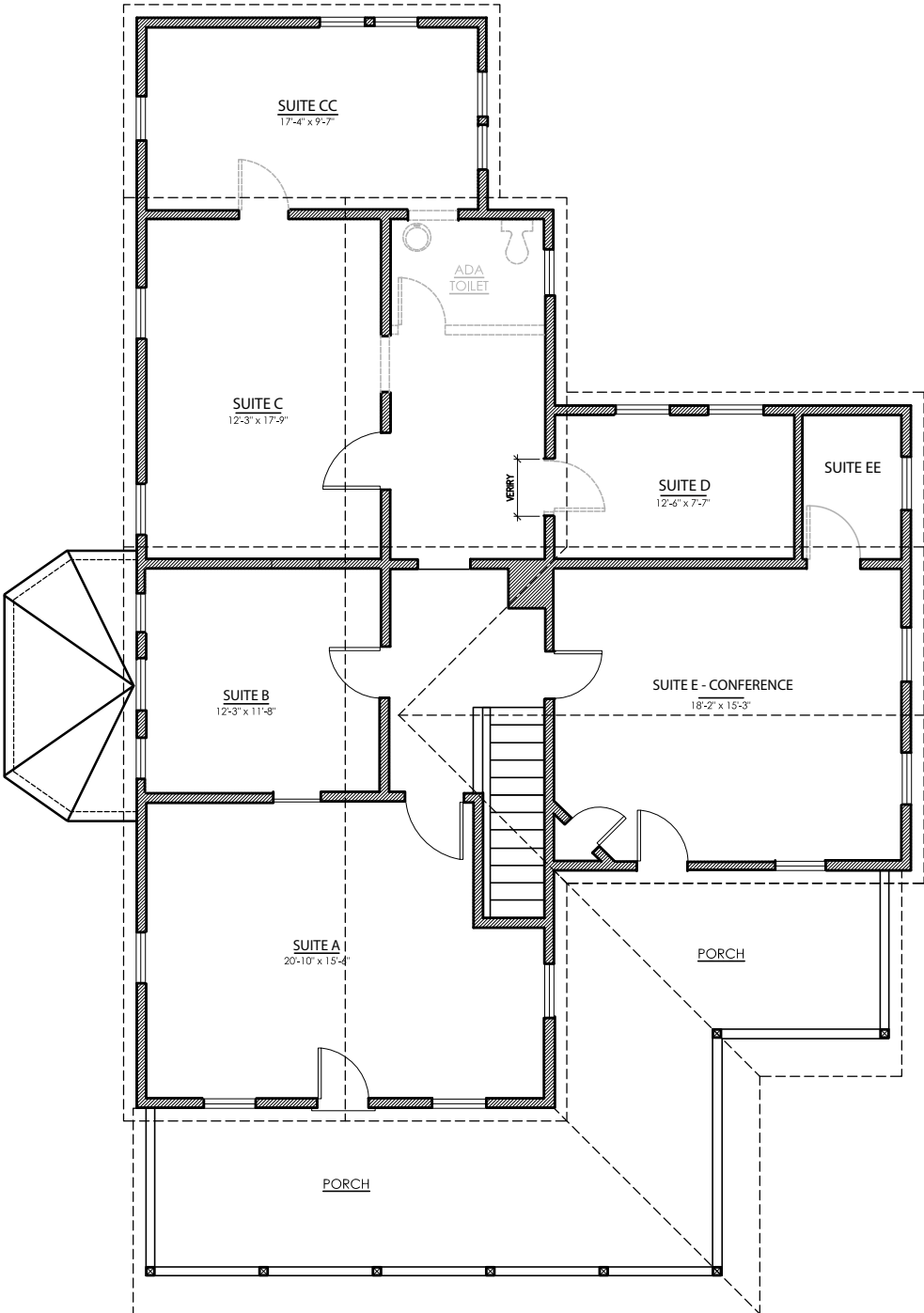
- \$899,000
- 3,546 SF Building
- Built in 1907; Renovated in 2019
- Best Suited for Owner Occupancy
- 11 Private Offices; 2 ADA Restrooms
- 8 Designated Parking + Onstreet
- Live/Work Zoning: Residential use within commercial overlay district
- Value-Add Opportunities:
 - » Permitted plans for 1,337 SF accessory structure
 - » Established tenant revenue; partial occupancy
- Recent Upgrades Include:
 - » New HVAC
 - » Roof repairs
 - » Interior & Exterior Paint
 - » Complete termite fumigation with warranty

1st Floor Plan - 1,920 Heatable SF



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2nd Floor Plan - 1,626 Heatable SF



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Accessory Structure Renderings



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GET TO KNOW THE NEIGHBORHOOD

Tampa Heights truly encapsulates the essence of urban revitalization, blending its rich history with modern amenities and infrastructure. Its strategic location has always been a cornerstone of its appeal, and the ongoing investment in transit infrastructure will only enhance its accessibility and connectivity to surrounding areas like downtown Tampa and **Ybor City**.

The development of the **Riverwalk** has been a transformative project, not only providing recreational opportunities but also serving as a catalyst for economic growth and development along the Hillsborough River. The expansion of this amenity further north, coupled with **Water Works** and **Julian B Lane Riverfront Parks**, underscores the commitment to enhancing the neighborhood's public spaces and waterfront access.

The diverse mix of projects, from educational institutions like **Stetson Law School** to entertainment destinations like **Armature Works**, highlights the multifaceted nature of Tampa Heights' renaissance. The inclusion of residential, commercial, and recreational elements ensures a vibrant and sustainable community for residents and visitors alike.

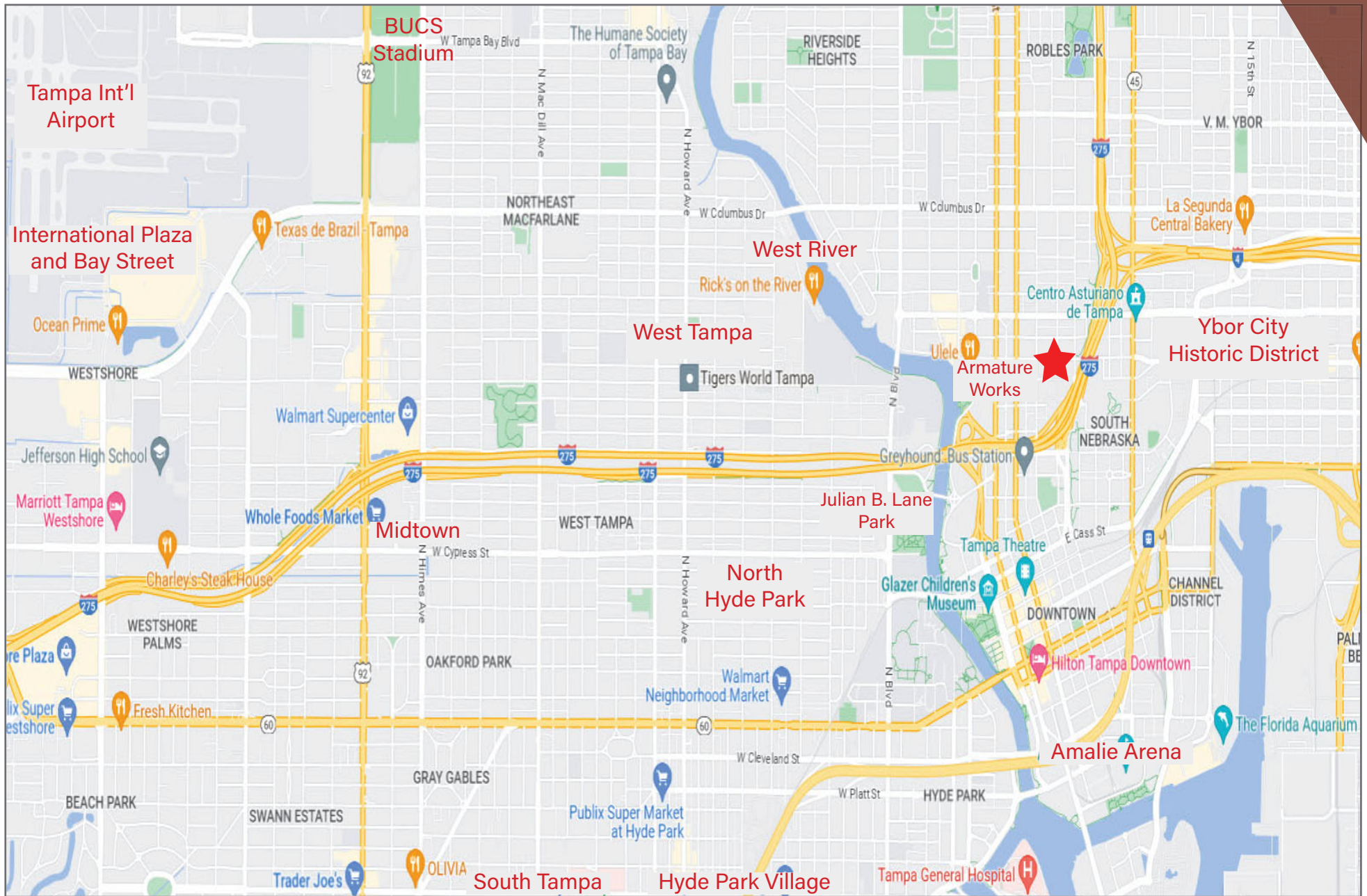
The ambitious scale of developments like SoHo Capital's "**The Heights**", LOCI Capital's **multi-family high-rises**, **Cousins Properties' Heights Union**, **Kettler's Gas Worx** speaks to the confidence and optimism surrounding the neighborhood's future. These projects not only add substantial square footage but also introduce new amenities and services that further enrich the fabric of Tampa Heights.

With the groundbreaking of the new central city **YMCA** headquarters on the horizon, along with other planned developments, it's evident that Tampa Heights is poised for continued growth and transformation. The collaborative efforts of developers, community stakeholders, and local government are driving this resurgence, creating a neighborhood that honors its past while embracing its future potential.



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MAP



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View Virtual Tour [HERE](#)



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