

\$399,000 - 801 18th Avenue S, ST PETERSBURG

MLS® #TB8432418

\$399,000

4 Bedroom, 2.00 Bathroom, 1,680 sqft

Residential Income on 0.17 Acres

STAHL SUB, ST PETERSBURG, FL

**EXCEPTIONAL INCOME-PRODUCING
DUPLEX - FULLY UPDATED & OCCUPIED.**

This meticulously maintained BLOCK CONSTRUCTION duplex offers immediate cash flow with stable, long-term tenants in place. Both units feature 2 bedrooms/1 bathroom and have been updated throughout.

PROPERTY HIGHLIGHTS: Total Monthly Income: \$3,713 (\$1,800 Unit 1 + \$1,913 Unit 2). Stable Tenancy: Both units occupied with Section 8 voucher recipients on annual lease agreements. Separate Utilities: Individual water and electric meters - tenants pay all utilities. **RECENT MAJOR IMPROVEMENTS:** Newer Roof - Peace of mind for years to come. Updated Windows - Enhanced energy efficiency. Newer HVAC Systems. Newer Water Heaters. Complete Cosmetic Updates - Fresh interior and exterior finishes.

INVESTMENT DETAILS: Gross Annual Income: \$44,556. Established Rental History with quality tenants. Section 8 Program provides rental payment security. Minimal Landlord Responsibilities - tenants handle utilities. **LOCATION ADVANTAGES:** Located in the desirable 33705 area of St. Petersburg, this property benefits from the city's robust rental market and ongoing urban revitalization. The 33705 zip code has shown consistent appreciation with average home prices up 6.8% year-over-year, making this an excellent long-term investment opportunity. **PERFECT FOR:** Experienced Investors seeking immediate cash flow. First-Time Investment



Property buyers (turnkey ready). Portfolio Expansion with proven rental income. 1031 Exchange candidates. This is a rare opportunity to acquire a fully-stabilized, updated duplex with immediate positive cash flow. The combination of recent major improvements, established tenancy, and prime location makes this an exceptional investment in St. Petersburg's growing rental market. Properties of this caliber and cash flow potential move quickly in today's market!

Built in 1953

Essential Information

MLS® #	TB8432418
Price	\$399,000
Sold Price	\$355,000
Date Sold	October 30th, 2025
Bedrooms	4
Bathrooms	2.00
Square Footage	1,680
Acres	0.17
Year Built	1953
Type	Residential Income
Sub-Type	Duplex
Status	Sold

Community Information

Address	801 18th Avenue S
Area	St Pete
Subdivision	STAHL'S SUB
City	ST PETERSBURG
County	Pinellas
State	FL
Zip Code	33705

Interior

Interior Features	Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Window Treatments
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Appliances	Range, Range Hood, Refrigerator
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Private Mailbox
Lot Description	City Limits, Level, Near Public Transit, Oversized Lot
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	September 29th, 2025
Days on Market	23

Listing Details

Listing Office	INSTA REAL ESTATE SOLUTIONS
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