

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

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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 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 |
|-------------------|--------------------------------------------------------------------------------------------------------|

|            |                                 |
|------------|---------------------------------|
| 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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