



\$ 349,000



## 3312 W Ballast Point Blvd, Tampa, FL 33611

- » Beds: 3 | Baths: 1 Full
- » MLS #: A4681234
- » Single Family | 867 ft<sup>2</sup> | Lot: 8,276 ft<sup>2</sup>
- » More Info: [3312WBallastPointBlvd.IsForSale.com](http://3312WBallastPointBlvd.IsForSale.com)



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**Remarks**  
Incredible opportunity in the highly sought-after Gandy Boulevard Park area of South Tampa! This prime homesite is ideally located less than 15 minutes from Downtown Tampa and just 20 minutes from Tampa International Airport, International Plaza, and Bay Street, placing you right in the heart of one of Tampa's most desirable and fast-growing neighborhoods. Enjoy unbeatable proximity to MacDill Air Force Base (just 2 miles away), Bayshore Boulevard, Ballast Point Park, the Crosstown Expressway, Gandy Bridge, Westshore Marina District, and an endless selection of top-rated restaurants, shopping, and entertainment. All the dining, nightlife, and waterfront experiences of Sparkman Wharf and the Channelside Entertainment District are a quick 15-minute drive, while the stunning Gulf Coast beaches are only about 40 minutes away. This is a rare chance to design and build your dream home in South Tampa. Whether you envision a complete renovation or starting fresh with a custom new build, this home/lot offers endless potential in a location where value continues to rise. Come with your vision and see what can be accomplished here. Opportunities like this in South Tampa do not last: schedule your private tour today and call for more information!