

SALE

853 & 859 US 41 BYP S, VENICE FL
853 & 859 US 41 Byp S, Venice Fl Venice, FL 34285



PROPERTY DESCRIPTION

Don't miss your opportunity to purchase two 1,520 SF units for sale in Venice plus a business!! Both units feature a front retail area, office, 2 restrooms, and a storage area with a garage door in the rear of the units.

Unit 859 has a lease in place ending April 30, 2025.

Unit 853 comes with the Sarasota Scooters Business! This great family-owned business - motor scooter sales, service, parts, and accessories! New/Used/Wholesale motor vehicle dealership license. Franchised dealer for several brands.
(Business could be excluded from sale)

Average Annual Daily Traffic (AADT) count of 37,000!
Current Association Dues : \$2,650 per year per unit.

Call Kayla Weiss-Bohnstedt for additional details/to schedule a showing at 941-268-4423.

OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	2
Units Size:	3,040 SF Total - Each unit 1,520 SF
Year Built:	1982
Zoning:	CI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,896	24,698	46,535
Total Population	7,009	47,906	92,132
Average HH Income	\$80,830	\$96,053	\$102,353

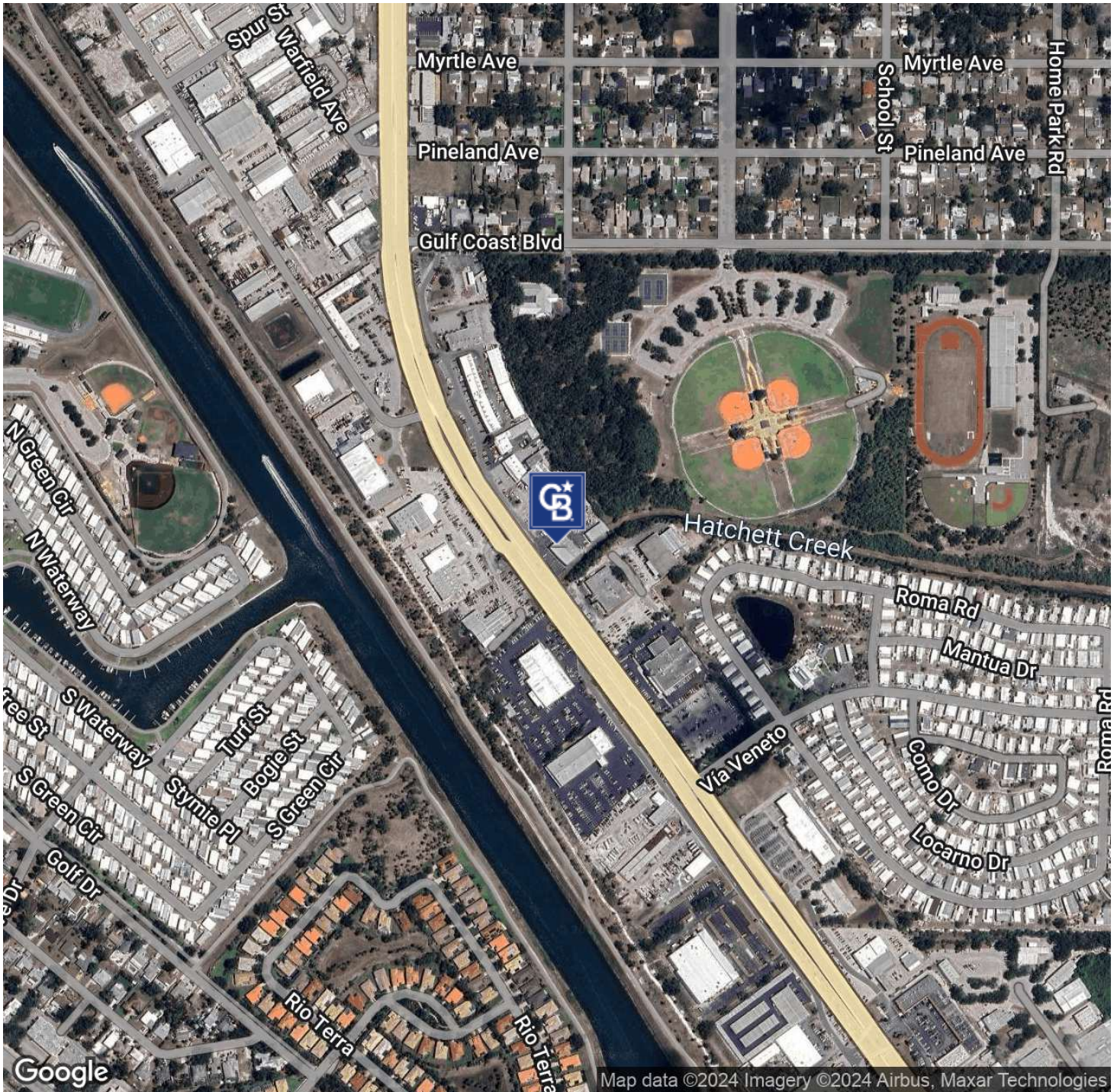
Kayla Weiss-Bohnstedt
941 268 4423



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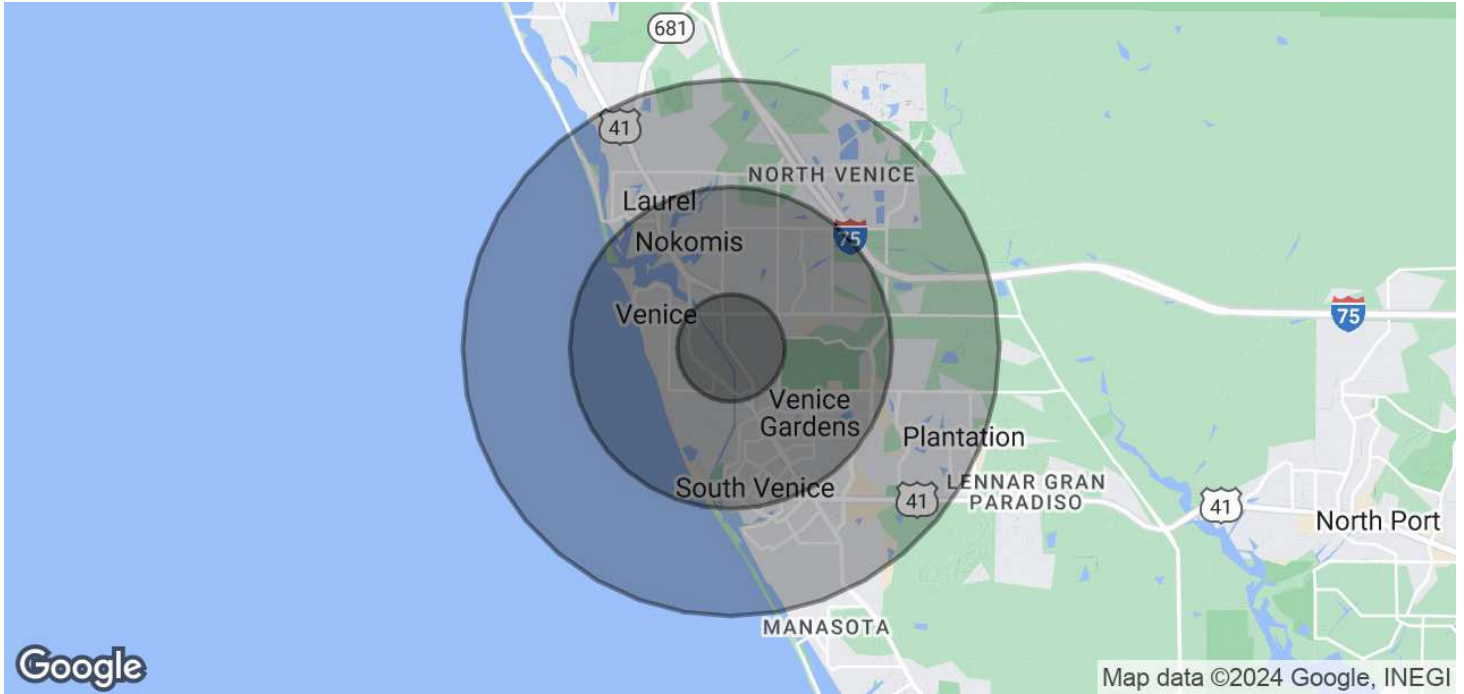


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,009	47,906	92,132
Average Age	67	62	61
Average Age (Male)	66	61	61
Average Age (Female)	67	62	62

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,896	24,698	46,535
# of Persons per HH	1.8	1.9	2
Average HH Income	\$80,830	\$96,053	\$102,353
Average House Value	\$351,358	\$449,666	\$446,700

Demographics data derived from AlphaMap

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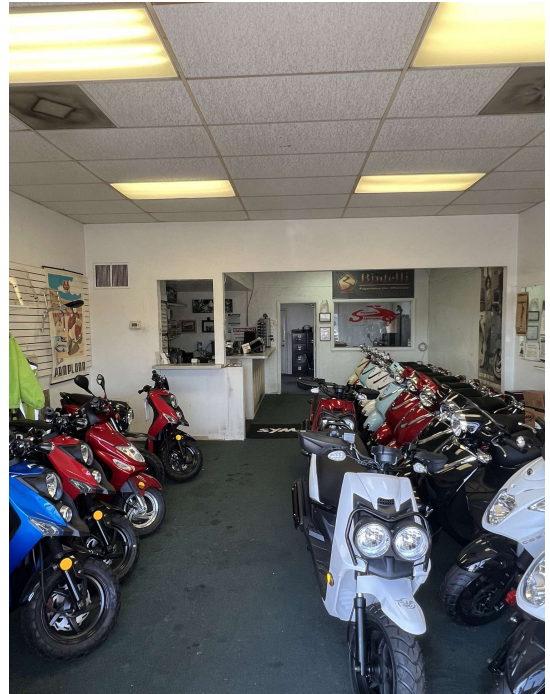


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UNIT 853



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UNIT 859



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Kayla Weiss-Bohnstedt

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



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KAYLA WEISS-BOHNSTEDT | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial in 2018. Kayla has participated in transactions exceeding \$20,000,000 working with investors and tenants in the community. To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and three one-week core CRE segments. Kayla has successfully completed the Foundations course, Negotiations course, and CCIM 101 & 104: Financial Analysis for Commercial Investment Real Estate with plans to complete the program.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFI.com



2024: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

CBCWORLDWIDE.COM

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**Coldwell Banker Commercial Realty
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