



DTN

**INVESTMENT
OPPORTUNITY**

Redevelopment Potential with Zoning Flexibility

**Income-Producing
Downtown Sarasota
Duplex**

**1860 7th St.
Sarasota, Florida 34236**

MLS A4685678



Premier | **Sotheby's**
INTERNATIONAL REALTY



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**Schedule Your Site Walk Today
and Bring Your Vision To Life.**

**Call or text us to unlock the potential
of this property.**

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INVESTOR SNAPSHOT

Property Type: Duplex with two units each configured as two bedrooms/one bath

Total Living Area: Approximately 1,568 square feet

Lot Size: Approximately 7,500 square feet

Zoning: DTN (Downtown Neighborhood) allowing redevelopment potential subject to city approvals

Location: Directly across from the 10-acre Gillespie Park and approximately five blocks to downtown Sarasota

INVESTMENT HIGHLIGHTS

- **Existing rental configuration** with both residences designed for income-producing use.
- **Long-term tenant stability** with the front residence leased by the same tenant for approximately 20 years who has expressed interest in remaining.
- **Immediate leasing or occupancy potential** in the rear residence, which has been professionally staged.
- **Recent capital improvements** include roof installed in 2018, two newer air-conditioning systems approximately six and 18 months old, plus updated sewer and water lines within the past three years.
- **DTN zoning flexibility** allows investors to continue operating the duplex or explore redevelopment including a new single-family residence with accessory dwelling unit, subject to city approvals.
- **Income during planning phase** providing potential rental revenue while architectural planning and permitting are pursued.

LOCATION ADVANTAGES

- Directly across from Gillespie Park, a 10-acre downtown green space featuring a pond, off-leash dog park, tennis courts, basketball courts, playground, sculpture garden and fitness trail.
- Close to The Bay Park, a 53-acre waterfront public park along Sarasota Bay offering frequent public events and recreation.
- Near Payne Park and the Legacy Trail, providing extensive walking and cycling connections throughout Sarasota.
- Walkable downtown access to more than 65 restaurants, cafés, retail shops and cultural venues within approximately a 10-block radius.
- Bay Runner trolley service provides transportation between downtown Sarasota and Lido Beach, St Armand's Circle destinations.