

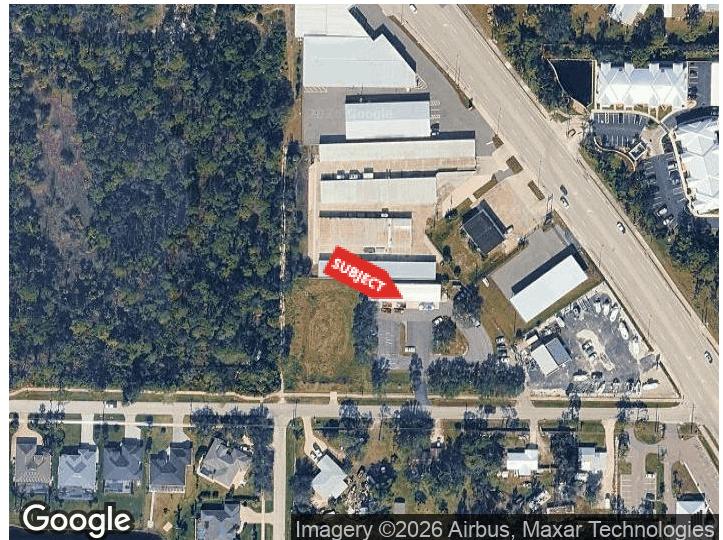


AUTOMOTIVE DREAM GARAGE

180 ARTISTS AVENUE
ENGLEWOOD, FLORIDA 34223

PROPERTY HIGHLIGHTS

- ±1.1 acre fully fenced industrial site
- ±3,750 SF building with office space
- Four OHDs (three drive-in bays)
- Extensive covered and outdoor vehicle storage
- Ideal for auto detailing, car collections, auto sales, or automotive-related uses



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	169	578	2,467
Total Population	294	1,010	4,596
Average HH Income	\$65,916	\$68,537	\$76,384

For More Information

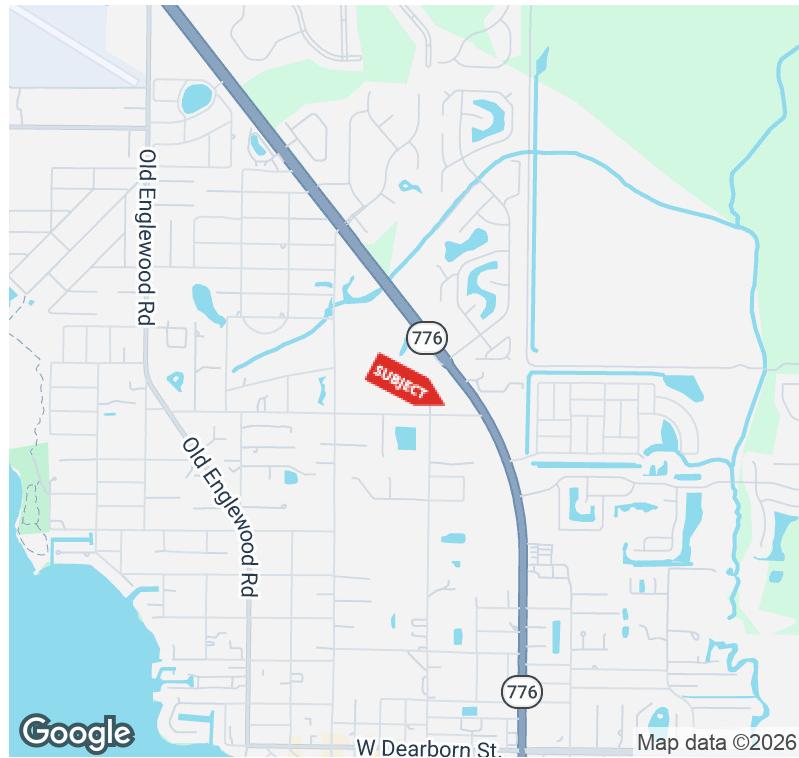
BRIAN SEIDEL

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INDUSTRIAL PROPERTY WITH EXTENSIVE COVERED VEHICLE STORAGE



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	3,750 SF
Lot Size:	48,033 SF
Price / SF:	\$400.00
Year Built:	1988
Zoning:	CI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 180 Artists Ave, Englewood, FL

Property Type: Industrial / Auto-Related Facility

This fully fenced industrial property offers a rare combination of functional improvements, extensive covered parking, and secure outdoor space, ideal for a wide range of auto-related uses. Situated on approximately 48,033 SF of land, the site is well suited for businesses requiring vehicle storage, maneuverability, and controlled access.

The ±3,750 SF main building includes built-out office space, two restrooms, one overhead door, and three drive-in bays, allowing for efficient operations and flexibility. In addition, the property features an approximately ±2,400 SF fully enclosed carport, along with eight additional smaller carports, providing substantial covered vehicle storage capacity.

*Lifts are not included in sale.

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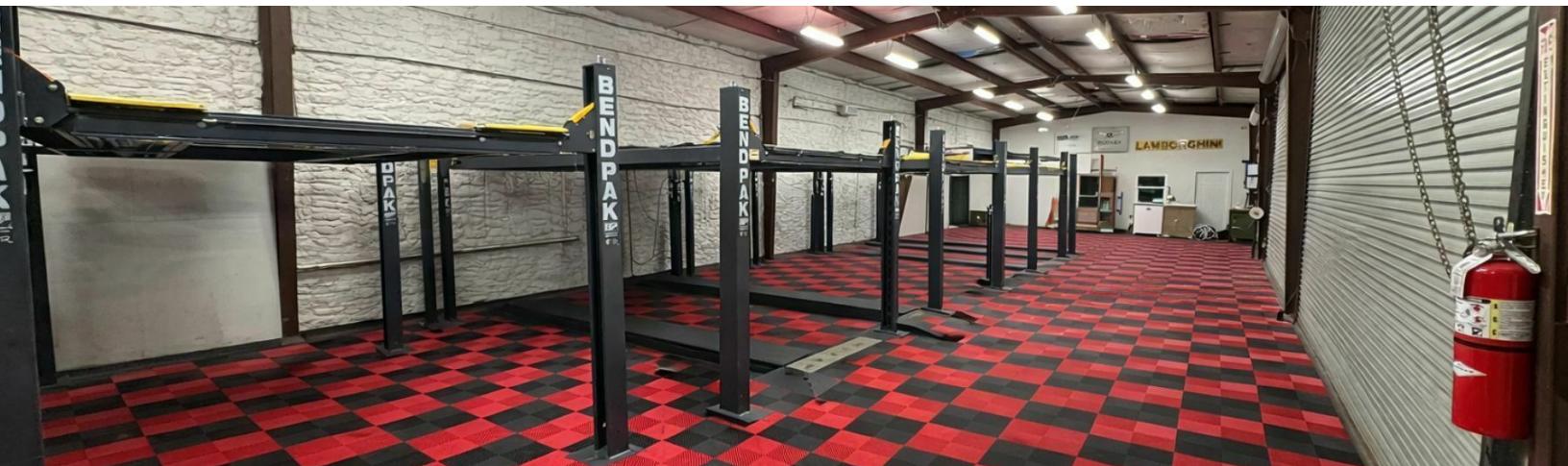


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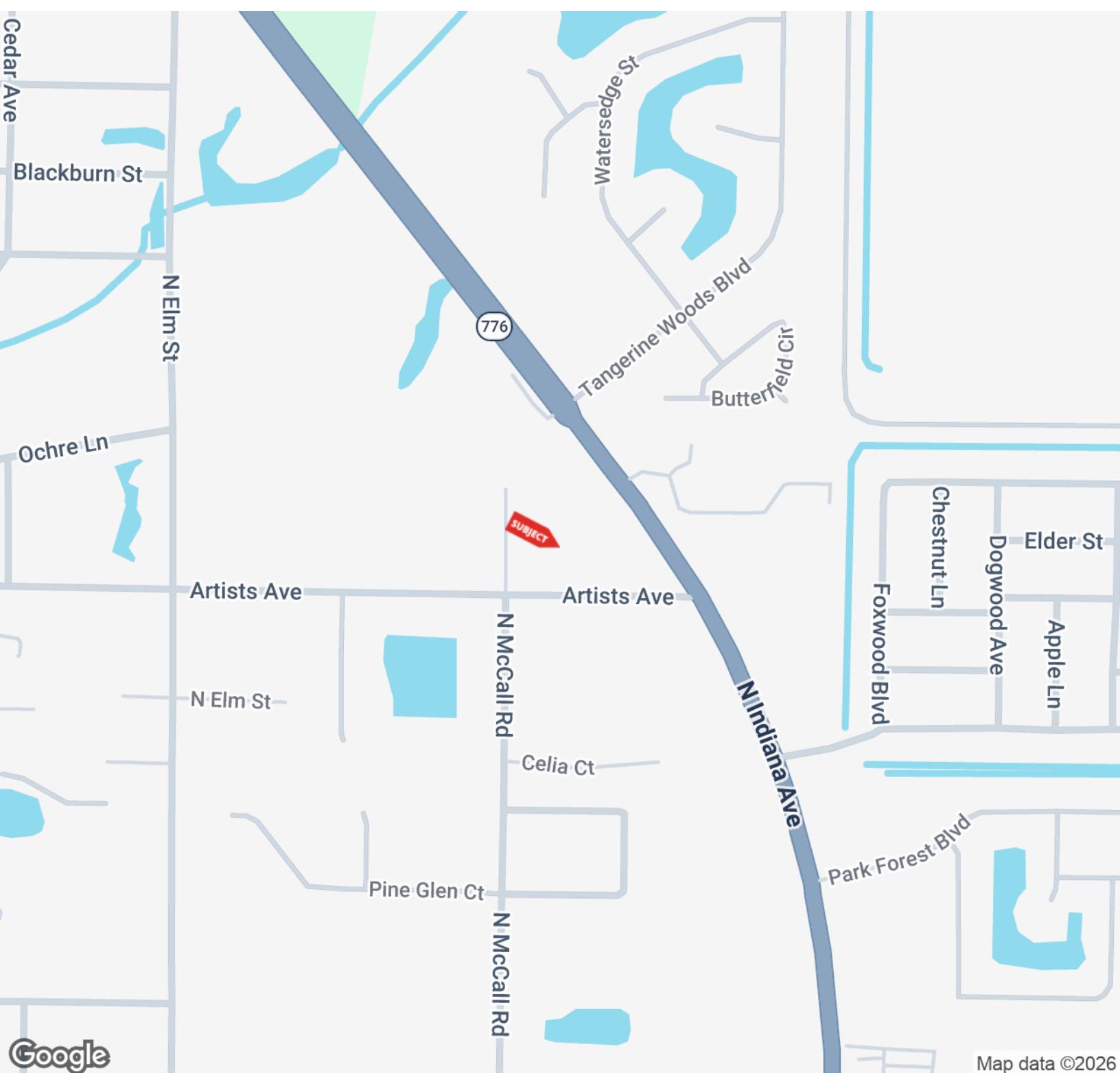


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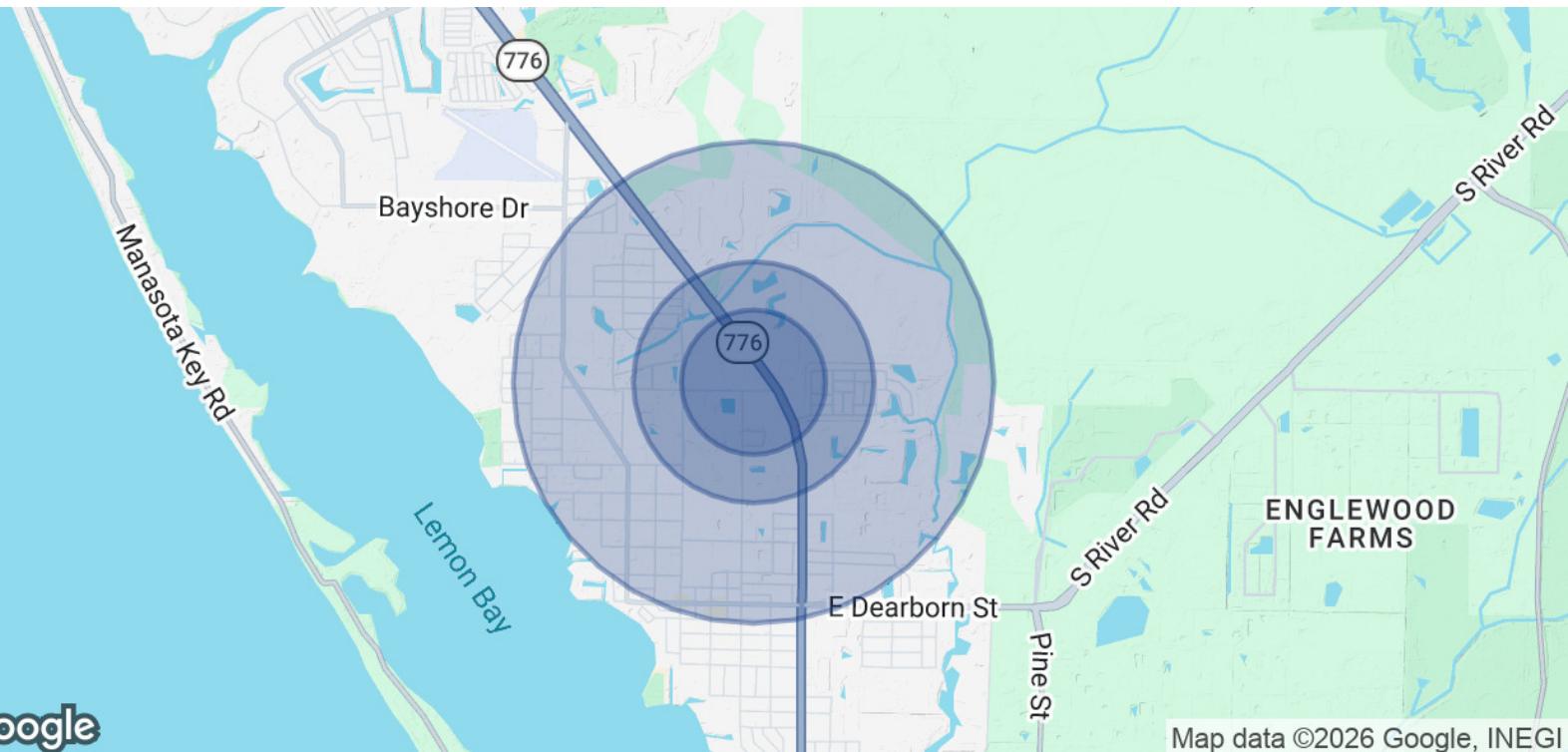


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	294	1,010	4,596
Average Age	66	67	63
Average Age (Male)	66	66	62
Average Age (Female)	66	67	63

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	169	578	2,467
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$65,916	\$68,537	\$76,384
Average House Value	\$342,898	\$358,506	\$403,294

Demographics data derived from AlphaMap

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