



Turn-Key Venture in Sarasota County

A Premium
Investment in
Assisted Living



SHEVAUN
DYAN GANDY

AVAILABLE IN
NORTH PORT, FL
34287-1733



2820 PAN AMERICAN BLVD, NORTH PORT, FL 34287-1733

Located in North Port, this impressive 4,200-square-foot property sits on a sprawling 2.6-acre lot, offering an exceptional opportunity as a primary residence, secondary home, or strategic business investment.

The property is in move-in ready condition, thanks to recent comprehensive upgrades: a 2018 roof, a modernized electrical panel, updated tile flooring, and renovated bathrooms.



2820 PAN AMERICAN BLVD, NORTH PORT, FL 34287-1733

Designed with security and comfort in mind, it features a full-capacity generator and a new fire sprinkler system.

With 5 bedrooms, 4.5 bathrooms, new appliances, and a spacious lot with no HOA restrictions — allowing for a private pool — this home represents a high-value investment in North Port.

SHEVAUN
DYAN GANDY



FOUR COMPELLING REASONS TO INVEST IN 2820 PAN AMERICAN BLVD

1. UNMATCHED VERSATILITY AND FREEDOM

Situated on over two and a half acres with no HOA restrictions, the property offers a level of flexibility rarely found in modern listings. The expansive grounds provide ample space for custom additions, such as a private pool or secondary structures, allowing the owner to tailor the estate to specific residential or commercial needs.

2. TURNKEY INFRASTRUCTURE & MODERN UPGRADES

The facility has undergone comprehensive renovations to ensure long-term durability and immediate functionality. With a new roof (2018), a modernized electrical panel, and updated tile flooring and bathrooms throughout, the property minimizes near-term CAPEX requirements for any investor.

3. ENHANCED SAFETY AND OPERATIONAL CONTINUITY

Unusual for a residential property, this estate is equipped with a professional-grade fire sprinkler system and a high-capacity generator capable of powering the entire structure. These features provide a significant safety advantage and ensure uninterrupted operations during weather-related outages.

4. STRATEGIC LOCATION IN A GROWTH CORRIDOR

Located in North Port, one of the fastest-growing regions in Southwest Florida, this address benefits from increasing demand and property value appreciation. The layout—featuring 5 bedrooms, 4.5 bathrooms, and new appliances—is perfectly positioned to serve the luxury rental market or a growing professional enterprise.



LIST PRICE: \$1,200,000

Building Size	4,663
Property Type	Adult Congregate Commercial/ Residential Income
Operational Status	Active
Beds	5
Bathrooms	4.5

The estate is currently home to an established operator providing essential residential care to Florida's expanding senior demographic.

Under a comprehensive triple-net lease structure, the tenant maintains full responsibility for all facility operations—including staffing, regulatory compliance, and all property-related expenses.

The specialized nature of this service ensures a high degree of tenant retention, as the complexities of licensing and resident continuity provide the landlord with exceptional long-term income stability.



EXPENSES:

Annual property taxes for 2023 totaled \$11,273.37, with no exemptions currently applied.

Over the past five years, the property has appreciated steadily—accelerating through 2023 before stabilizing. This pattern reflects strong local market dynamics and a now-mature valuation. Tax obligations have risen predictably, with no abrupt shifts in the last two years, offering investors clear visibility into holding costs.



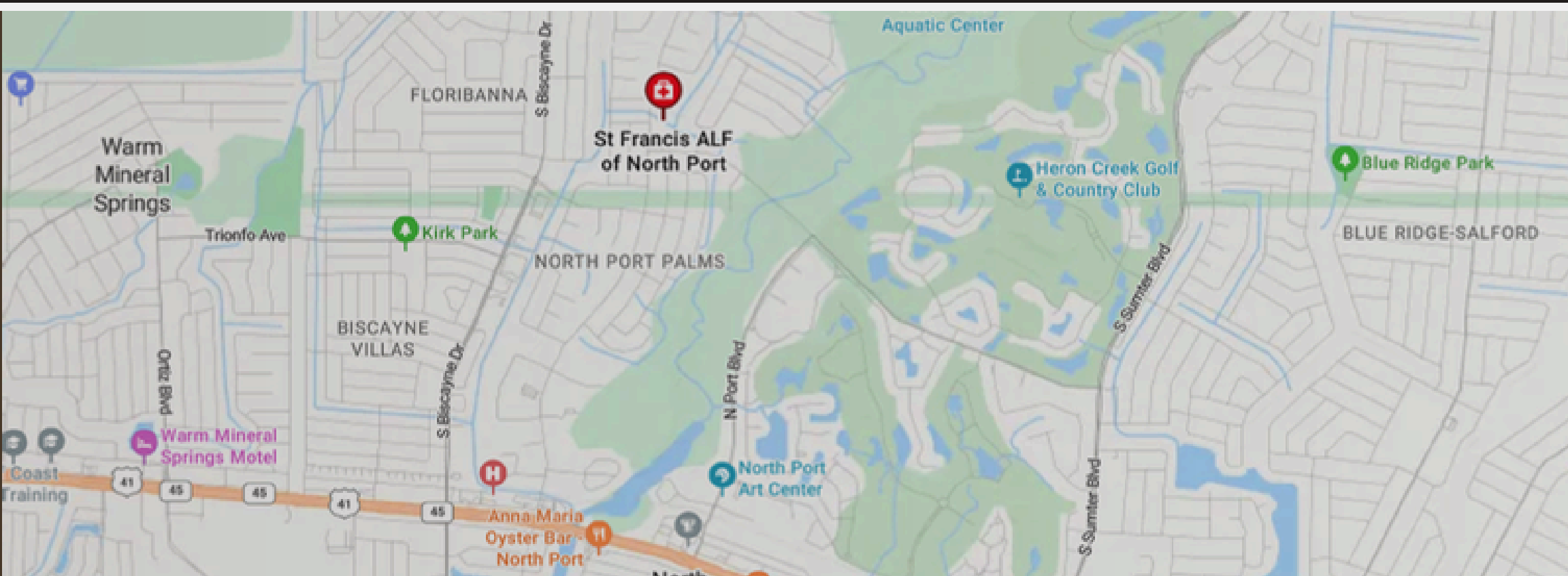
INTERIOR PHOTOS





INTERIOR PHOTOS





BUSINESSES NEAR THE PROPERTY

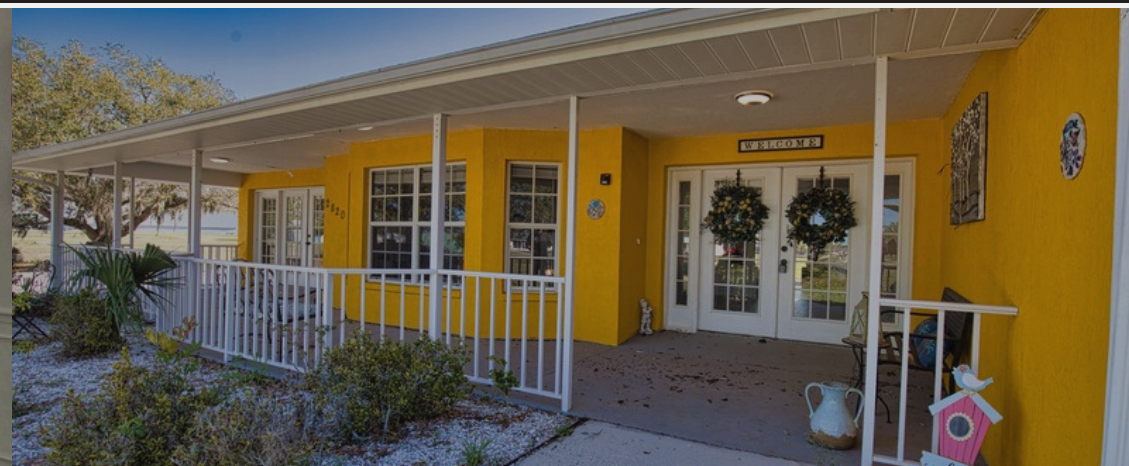
Positioned at the heart of North Port's evolving landscape, 2820 Pan American Blvd enjoys an enviable proximity to key civic institutions, commercial centers, essential local amenities, and the nearby Warm Mineral Springs. Its location ensures effortless connectivity for both residential and professional purposes, placing North Port City Hall and the vibrant Tamiami Trail corridor just minutes away. This address seamlessly balances convenience with accessibility, offering rapid transit to I-75 and the serene environment of Warm Mineral Springs Park.

A Nexus of Commerce and Lifestyle

2820 Pan American Blvd is surrounded by a diverse array of professional enterprises and essential community landmarks.

The immediate area is home to established industry leaders such as A&B Fabrications and MM Hammer Corporation, reflecting the region's robust industrial character.

- Residents and visitors benefit from proximity to vital civic resources, including the City of North Port Social Services and the serene Garden of the Five Senses. Furthermore, the local culinary scene offers refined convenience, with boutique favorites like K&K Bakery and specialty coffee houses such as Golden Coffee, HallowBean, and BrewHouse located just a short drive away.



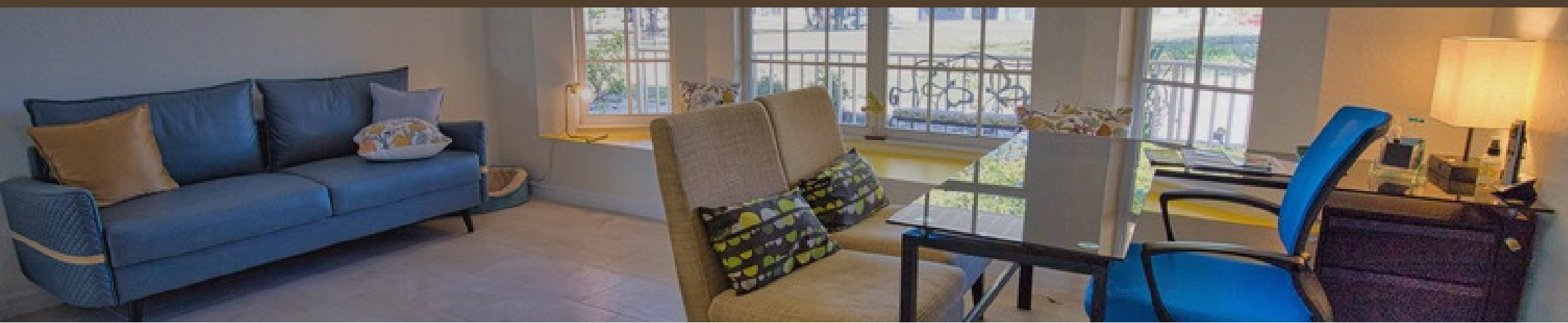
DEMOGRAPHIC PROFILE & MARKET SYNERGY

Population Dynamics: With a burgeoning population of approximately 75,000 to 80,000 residents, North Port stands as one of Florida's premier growth corridors.

Target Audience Alignment: The median age of 48 reflects a mature demographic, creating a seamless alignment with the property's potential as an Assisted Living Facility (ALF).

Economic Stability: The area is characterized by a strong median household income between \$68,000 and \$72,000. This is bolstered by a high homeownership rate of 80%, signifying a stable and invested community.

Workforce & Sector Strength: Boasting a high school graduation rate of over 90%, the local economy is anchored by the Health Care, Social Assistance, and Construction sectors.



EXCLUSIVELY LISTED BY



Shevaun Dyan Gandy PA



UNITED REALTY GROUP

RESIDENTIAL & COMMERCIAL RE

PH:

305-244-2398

E-MAIL:

SHEVAUNGANDY@GMAIL.COM



**SHEVAUN
DYAN GANDY**

