



THE  
MULTIFAMILY  
FIRM™

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New to  
Market!!



16-Units w/ Attractive Assumable Financing in Sarasota County, FL



16  
UNITS



MASONRY  
CONSTRUCTION



BUILT IN  
1979



NOKOMIS  
FLORIDA



ASSUMABLE  
FINANCING

ACCESS OFFERING MEMORANDUM FOR FULL DETAILS AT [MULTIFAMILYFIRM.COM](https://www.MultifamilyFirm.com)



## PROPERTY HIGHLIGHTS



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- Now in NON-Flood Zone Location (FEMA Approved LOMA Request)
- Attractive Assumable Financing w/ Interest-Only Payments Through Sept 2027
- Massive Property-Wide Capital Improvements Completed in Last 3-Years, Including Interior Renovations to 15 of the 16-Units
- Nearly All Units Paying Monthly Utility Reimbursement Fees on Top of Rent
- Recently Connected to City Water and New Septic Tanks, Lift Stations & Drain Fields
- Favorable Unit Mix of 75% Two/Three Bedroom Units w/ Washer/Dryer Hookups
- Rock-Solid Concrete Block Construction with Sturdy Metal Roofs on 6 Buildings
- Newly Added Community Amenities Including a BBQ/Picnic Bench Area, Dedicated Pet Play Area w/ Waste Stations & Convenient Storage Units
- Spacious Screen-In Patios in Two-Bedroom Units, Convertible to an Extra Bedroom or Personal Office
- Prime Location just steps from the Legacy Trail, and Mins from Downtown Venice, Nokomis & Venice Beach & Casey Key
- 8-Mins from the New Sarasota Memorial Hospital-Venice; Largest Employer in Sarasota County (SMH)







The Legacy Trail

Historic Downtown Venice

Venice Beach

Tamiami Trl (Rte 41)

Nokomis Community Park







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# Legacy Trail Apartments

16-Unit Apartment Complex in Sarasota County, FL

View Offering Memorandum with Full Details at  
[www.MultifamilyFirm.com](http://www.MultifamilyFirm.com)

## FOR MORE INFORMATION CONTACT:

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