

FOR SALE

MULTI TENANT INVESTMENT OPPORTUNITY

151 - 197 Center Rd , Venice, FL 34285



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PROPERTY DESCRIPTION

Don't miss this rare opportunity to own a fully leased commercial office complex in a prime Venice, FL location. Offering 23,336 total square feet across six buildings—a main central building and five surrounding office buildings—this well-maintained property is ideal for investors seeking reliable income and long-term value.

Located on a high-traffic corridor just minutes from downtown Venice and about 20 minutes from Sarasota, the property boasts excellent road frontage, ample parking, and easy access to major routes.

With new roofs already in place and established tenants, this is a turnkey investment with stable cash flow and minimal immediate capital needs.

This property offers a strong return potential in one of Southwest Florida's fastest-growing markets. Whether you're a seasoned investor or entering the commercial space, this is a smart addition to your portfolio.

OFFERING SUMMARY

Sale Price:	\$6,000,000
Number of Units:	6
Lot Size:	108,549 SF
Building Size:	23,336 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,410	26,537	44,477
Total Population	6,550	51,759	88,024
Average HH Income	\$94,373	\$95,911	\$102,163



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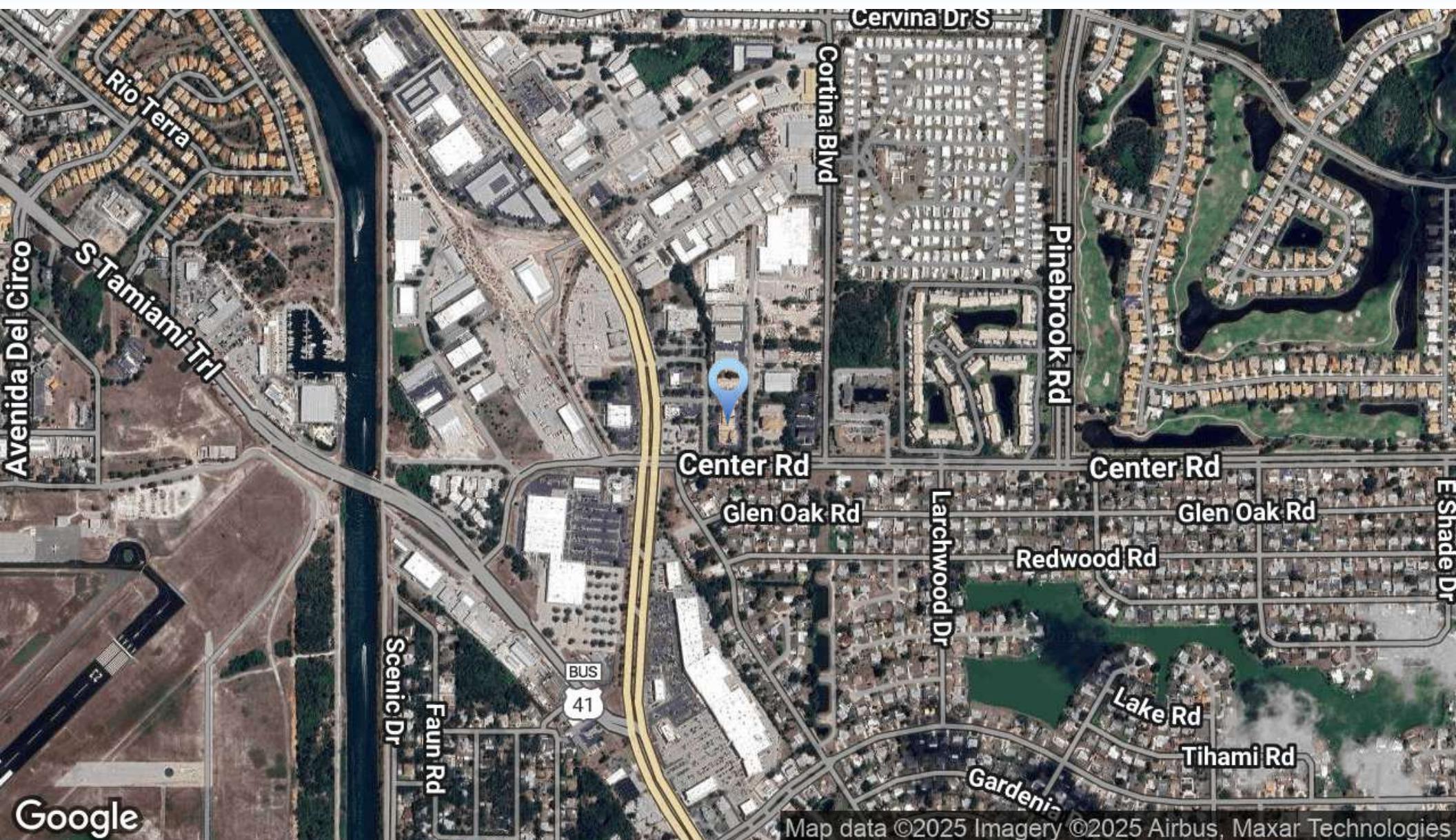
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,550	51,759	88,024

Average Age

Average Age	61	62	61
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Average Age (Male)

Average Age (Male)	60	61	61
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Average Age (Female)

Average Age (Female)	61	62	62
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HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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Total Households

Total Households	3,410	26,537	44,477
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of Persons per HH

# of Persons per HH	1.9	2	2
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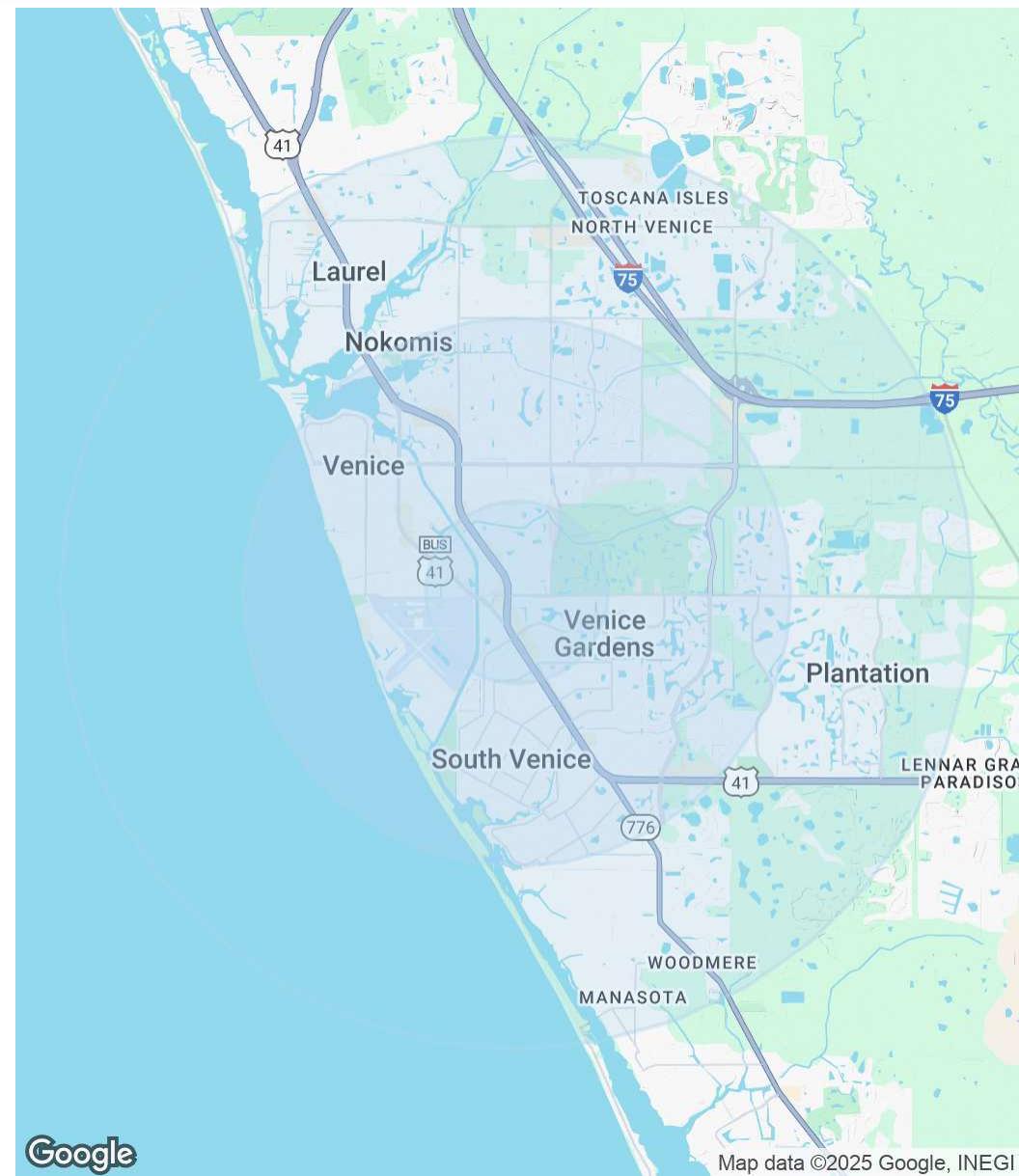
Average HH Income

Average HH Income	\$94,373	\$95,911	\$102,163
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Average House Value

Average House Value	\$367,913	\$423,057	\$447,525
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Demographics data derived from AlphaMap



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MULTI TENANT INVESTMENT OPPORTUNITY

151 - 197 Center Rd , Venice, FL 34285

JAG GREWAL, CCIM, SIOR

Broker Associate/Partner



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Sarasota, FL 34237

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Professional Background

Born in West Malaysia, Jag finished elementary school and the family then moved south so he could attend middle school to Singapore. At 14, they immigrated to Australia, where Jag completed high school at 16 and won a scholarship with BHP Co. Ltd to attend the University of South Australia. After successfully completing a rigorous degree program in Electrical Engineering, Jag decided to join his father's property development company and learned the business. In the late 90's, his entrepreneurial spirit brought him to America. After a short stint in Arizona in property development, Jag discovered Sarasota as he was flying to Africa on a mission assignment. He completed that assignment and moved to Sarasota in December 2000. He joined Coldwell Banker and rose to be the #1 agent in the Sarasota market for Coldwell Banker in 2006. In 2009, he left Coldwell Banker Commercial to form a partnership with Ian Black, Steve Horn & Marci Marsh at Ian Black Real Estate, where he is a Partner. Jag is married to his amazing, beautiful and creative wife Amy Grewal and they have four lovely children. He enjoys squash and golfing, when time permits.

A well respected commercial real estate broker, Jag has completed sales and leases over \$500M in this region and has earned numerous distinctions throughout his career including:

Past President of the Commercial Investment Division – an organization that serves all of the commercial real estate practitioners /affiliates in Sarasota County

Prestigious Commercial Realtor of the Year, awarded by his peers in December 2007

Obtained CCIM designation in March 2015, awarded by the Certified Commercial Investment Member Institute.

Obtained the rare SIOR (Dual) designation bestowed by the Society of Industrial and Office Realtors, one of only 140 worldwide.

2015 - 2020 Board Member of the Lakewood Ranch Business Alliance

2019- Current Board Member of the Bradenton EDC

2021 – Board of Trustees for Forty Carrots Family Center



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HEIDI HABER

Sales Associate



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FL #SL3310805

Professional Background

A native of Michigan, Heidi came to Florida in 2007 to escape the cold winters. After spending time in various cities throughout Florida, she decided on Sarasota. With its unmatched weather, culture, local food scene and welcoming people, Heidi knew this is where she and her three children should live.

A real estate professional since 2014, Heidi is known for integrity, diplomacy, and sincerity in all her real estate sales. During her time in the business, she has first and foremost strived to be someone in whom her clientele and colleagues can put their trust and faith in. As a former sales executive for nearly 20 years, Heidi uses her unique negotiating insights to tirelessly advocate for her clients. When working with buyers and sellers, Heidi is assertive and effective without being too aggressive. Living here for 15 years, she offers a seasoned knowledge of the city and an intimate understanding of what makes each area of Sarasota so special. Above all, Heidi values relationships over transactions, and much of her business comes from repeat clients or referrals. Whether it's a commercial building, or an investment property, Heidi provides the same level of unmatched service for all her buyers and sellers at any stage of their journey. She is communicative, thorough, and detail-oriented—and she'll be alongside you every step of the way.



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