



**PRESENTED BY:**

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121 E MARION AVE  
PUNTA GORDA, FL

**HISTORIC BUILDING**

PRICE

**\$2,999,999**

Step into history with the iconic Arcade Building, located in the heart of downtown Punta Gorda, Florida. Built in 1926, this landmark property showcases classic Mission and Mediterranean Revival architecture, featuring a Spanish mission-style parapet, a tiled loggia, and a striking triple-arch entrance. The Arcade Building was designed to be one of the first indoor malls in the area, with a central hall flanked by storefronts, leading to a post office at the rear. This unique structure highlights the rich architectural history of Punta Gorda.

**PROPERTY FEATURES**



0.82  
ACRES



14,066  
RSF



ZONED  
TPG-DC



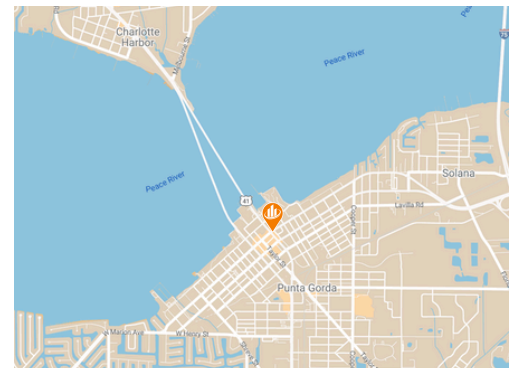
DOWNTOWN  
PUNTA GORDA



\$213/SQFT



CAP RATE  
7.05%





## PROPERTY SUMMARY

<b>ADDRESS:</b>	121 E MARION AVE PUNTA GORDA, FL 33950
<b>PARCEL:</b>	412306331005
<b>BLDG SIZE:</b>	14,066 SF
<b>GROSS LEASABLE SF:</b>	11,928 SF
<b>LOT ACRES:</b>	0.82 AC
<b>COUNTY:</b>	CHARLOTTE
<b>MARKET:</b>	PUNTA GORDA
<b>MUNICIPALITY:</b>	CITY OF PUNTA GORDA
<b>ZONING:</b>	TPG-DC
<b>CAP RATE:</b>	7.05%
<b>NOI:</b>	\$211,510.19

## COMPLETE HIGHLIGHTS

- AS OF 11/2024, NEW ROOF, NEW A/C UNITS, UP TO CODE, FULLY RENOVATED UNITS, NEW ELECTRICAL, NEW FLOORING, AND MORE.
- Great opportunity for an owner user to have retail frontage along Marion Ave!
- Current Tenants:
  - The Perfect Caper Restaurant (Award-winning dining)
  - Florida Department of Corrections (Probation office)
  - Florida Department of Juvenile Justice
  - Steph's Bakery
- Surface parking ample street parking available - 36 spaces
- TAX CREDITS FOR HISTORIC BUILDINGS. Property is listed on the National Register of Historic Places. See Page 15 for more information.
- Situated in the heart of downtown Punta Gorda, walking distance to shopping, dining, entertainment, and the Punta Gorda waterfront
- Excellent for investors looking to own a piece of history in a growing, vibrant area. Potential for rent increases and value appreciation.
- Centrally located with easy access to major highways and Airport
- Unique historic charm, offering character and distinction in a prime location
- Long-term, stable tenants in place

<b>PRICE:</b>	\$2,999,999
<b>PRICE PER SF:</b>	\$213
<b>TRAFFIC COUNT:</b>	12,000 AADT- MARION 30,000 AADT- US41



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