



Bee Ridge Medical Plaza

5432 Bee Ridge Rd, Sarasota, FL 34233



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Bee Ridge Medical Plaza

\$5,460,000

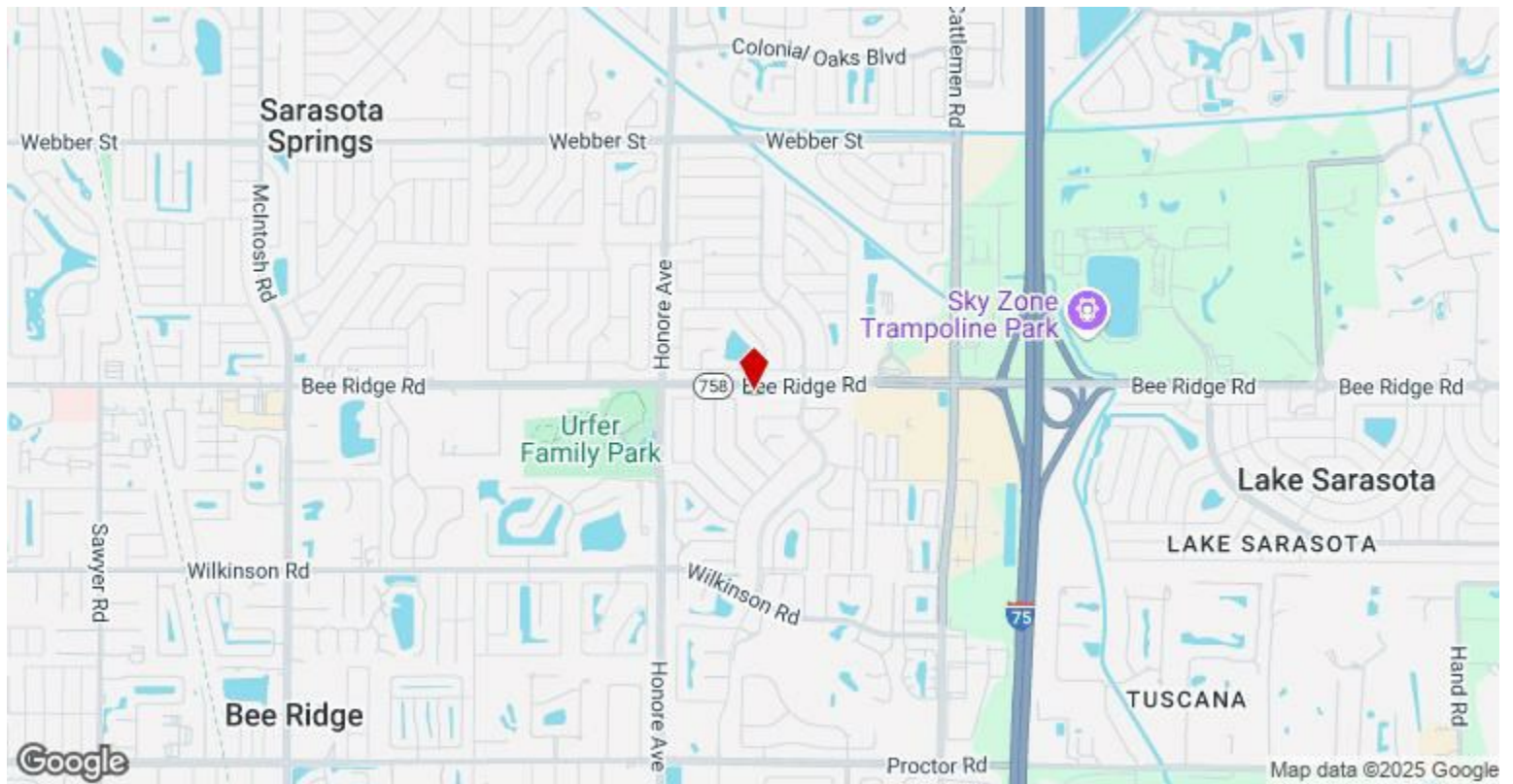
Prime investment opportunity for a fully leased medical building located 1/3 miles from HCA Doctor's Hospital and the Bee Ridge I-75 Interchange. The property and the building's pylon sign fronts directly on a busy main arterial with a traffic count of approx. 39,500 cars per day. Recent improvements to the property include a new roof & parking lot. Excellent tenant mix with all leases at the current market lease rate. the lot has 200' of frontage on Bee Ridge Road, and a depth of 280'....



Price:	\$5,460,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment
Cap Rate:	4.09%
Lot Size:	1.29 AC
Gross Building Area:	15,570 SF
Rentable Building Area:	14,553 SF
No. Stories:	1
Year Built:	1981
Tenancy:	Multiple
Parking Ratio:	5.29/1,000 SF
Zoning Description:	OPI
APN / Parcel ID:	0066-04-0105

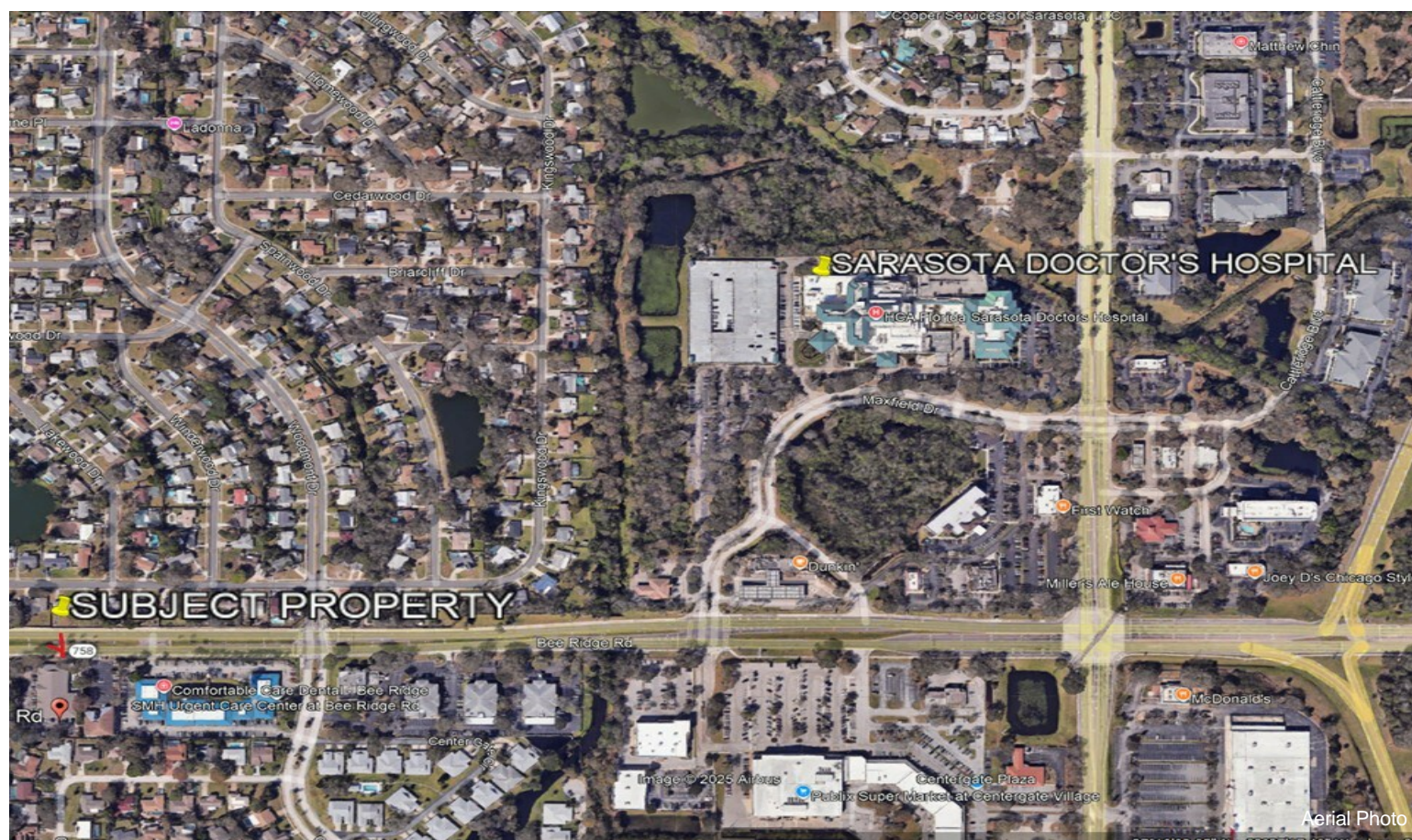
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Canada Med Services	-	
Center For Hearing	-	
Frye Physical Therapy	-	
Gentle Vasectomy	-	
Hanger Clinic	-	
Sarasota Diabetes & Neuropathy Clinic	-	
Shea Ent Clinic	-	



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Property Photos



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