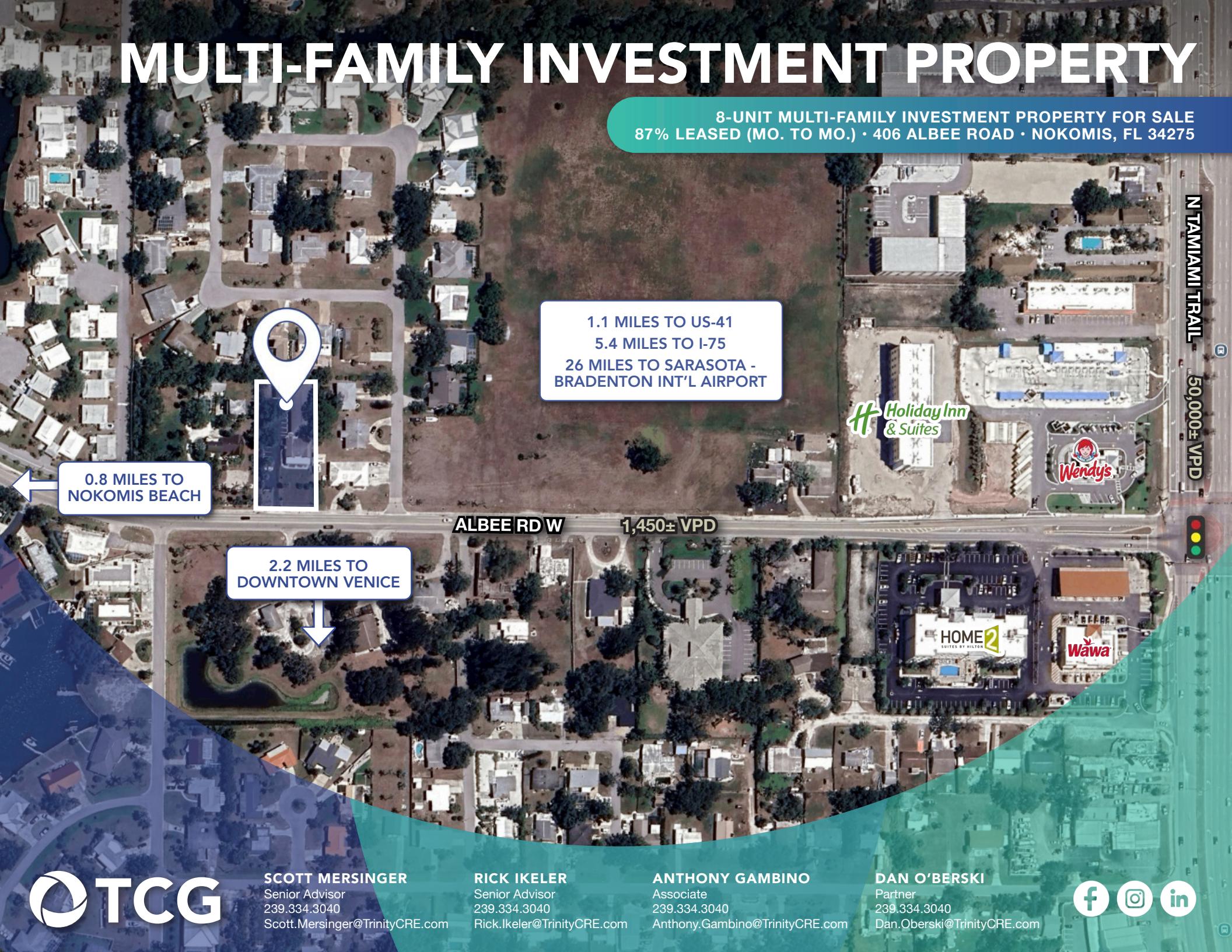


# MULTI-FAMILY INVESTMENT PROPERTY

8-UNIT MULTI-FAMILY INVESTMENT PROPERTY FOR SALE  
87% LEASED (MO. TO MO.) • 406 ALBEE ROAD • NOKOMIS, FL 34275



0.8 MILES TO  
NOKOMIS BEACH

2.2 MILES TO  
DOWNTOWN VENICE

1.1 MILES TO US-41  
5.4 MILES TO I-75  
26 MILES TO SARASOTA -  
BRADENTON INT'L AIRPORT

1,450± VPD



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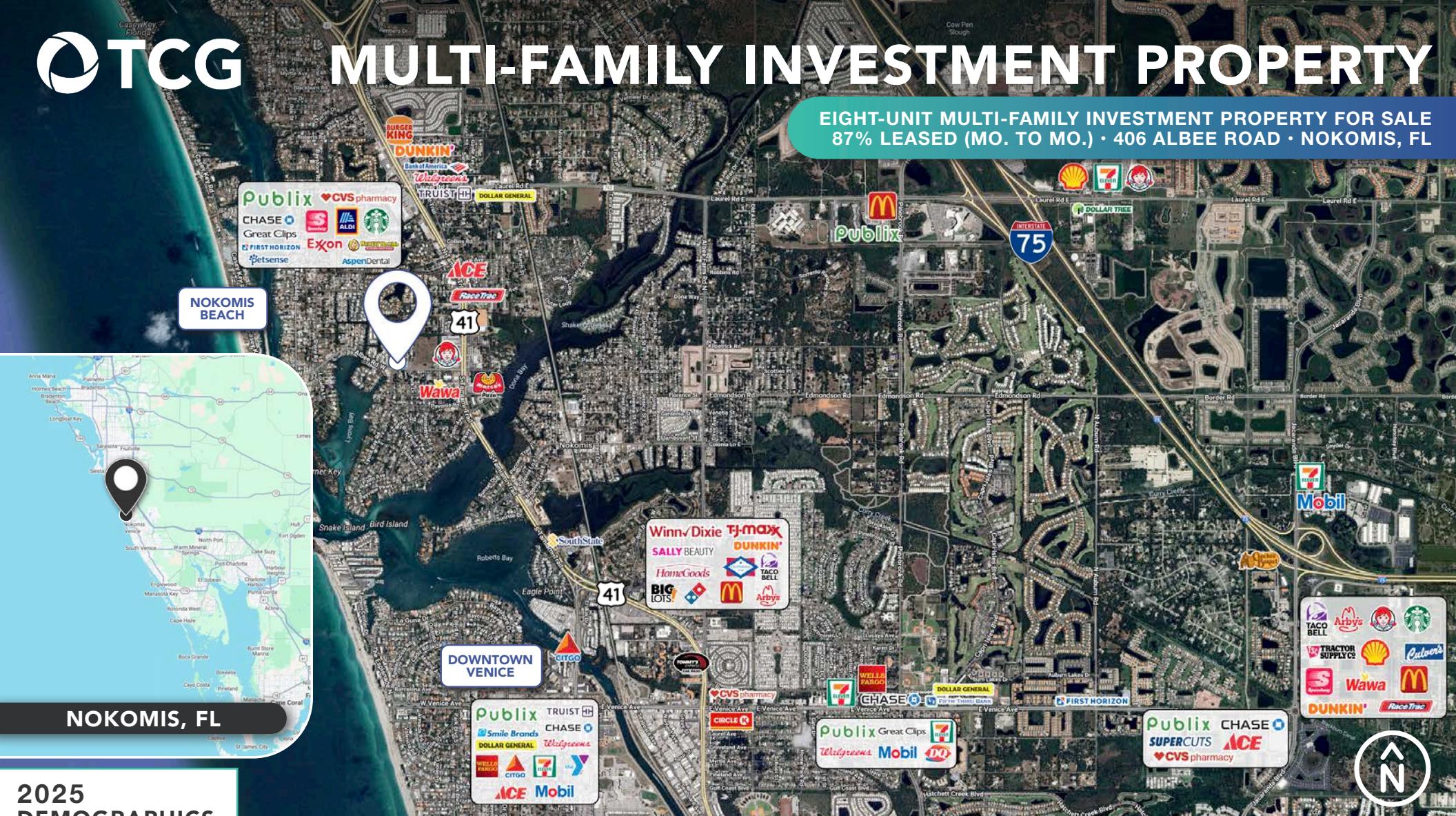
Partner  
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Dan.Oberski@TrinityCRE.com





# MULTI-FAMILY INVESTMENT PROPERTY

EIGHT-UNIT MULTI-FAMILY INVESTMENT PROPERTY FOR SALE  
87% LEASED (MO. TO MO.) • 406 ALBEE ROAD • NOKOMIS, FL



## 2025 DEMOGRAPHICS 406 ALBEE ROAD



### AVERAGE H.H. INCOME

1 MILE      3 MILE      5 MILE

\$162,408      \$152,602      \$141,291



### POPULATION

4,568      35,481      64,485



### EMPLOYMENT DENSITY

2,131      15,080      29,553

## PROPERTY FEATURES

**PRICE** Call for Details

**AVAILABLE** 0.55± AC

**ZONING** RMF-1

**LOCATION** This subject site is located at the intersection of Albee Rd W and U.S. Highway 41 in Nokomis, FL



TrinityCRE.com

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This information is considered accurate, but not guaranteed.



## Just 2.2 Miles from the Heart of Venice – Minutes to Sand and Sunset



Welcome to an unparalleled investment or lifestyle opportunity! An 8-unit condo building located on the scenic route to Nokomis Beach and only minutes from the vibrant charm of Downtown Venice. This location offers the perfect fusion of coastal serenity and historic charm.

### NOKOMIS BEACH – Your Coastal Retreat

- **Pristine Shorelines:** White sands, tranquil waters, and spectacular sunsets daily.
- **Outdoor Living:** Kayaking, fishing, shelling, and beach yoga at your doorstep.
- **Family-Friendly & Laid-Back:** Renowned for its quiet ambiance and welcoming community.
- **Casey Key Vibe:** Just around the corner from some of the most coveted Gulf-front homes in Southwest Florida.

### DOWNTOWN VENICE – Old Florida Meets Modern Living

- **Charming Aesthetics:** Brick-lined streets, Mediterranean-style architecture, and lush palm-lined avenues.
- **Shopping & Dining:** Over 100 boutiques, art galleries, and open-air cafés offering everything from coastal cuisine to gourmet fare.
- **Arts & Culture:** Venice Theatre, Centennial Park events, and a thriving local arts scene.
- **Walkable Lifestyle:** A bike- and pedestrian-friendly downtown with waterfront parks, green spaces, and public amenities.

### YOUR INVESTMENT ADVANTAGE

This property is a **rare value-add opportunity** in one of Southwest Florida's most sought-after coastal corridors. Units are currently **rented month-to-month at below-market rates**, providing a unique upside for investors. With **targeted upgrades and professional management**, this building has the potential to significantly increase cash flow and long-term asset value. Its location—just minutes from both Nokomis Beach and Downtown Venice—makes it ideal for seasonal rentals, long-term tenants, or condo resale strategies. Whether you're growing your portfolio or entering the Florida market, this is an opportunity to unlock strong returns in a **proven lifestyle destination**.