



540 BAY ISLES RD
Longboat Key, FL 34228

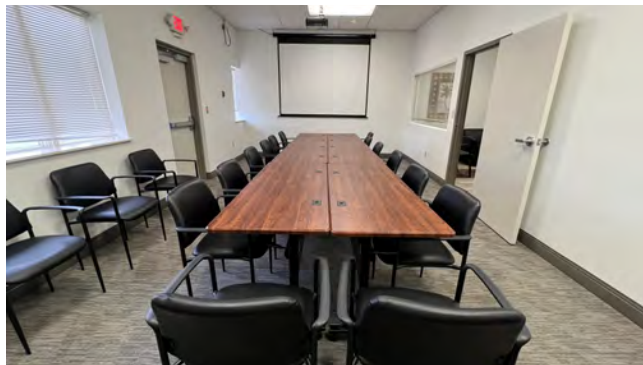


PROPERTY OVERVIEW

Ian Black Real Estate is pleased to offer for sale a multi-tenant office building located in the heart of Longboat Key. It is situated across the street from Town Hall, LBK Library, LBK Public Tennis Center, Publix Super Market, various banks, as well as a Public Beach Access point. Current tenants include The Longboat Key Center for Healthy Living, Fitness Quest, Youthful Aging Home Health, and the JCFS. Tenants have benefited from the exposure to an abundance of wealth in the surrounding area. The building is currently configured for multi-tenant use but can be easily demised or opened up for a single user. Building is currently 100% occupied and all tenant leases are set to expire on 6/30/2025.

PROPERTY SUMMARY

Sale Price:	\$3,099,000
Lot Size:	1.07 Acres
Year Built:	1989
Building Size:	8,369 SF
Renovated:	1995
Zoning:	PD - PLANNED DEVELOPMENT DISTRICT
Price / SF:	\$370.30



Presented By:

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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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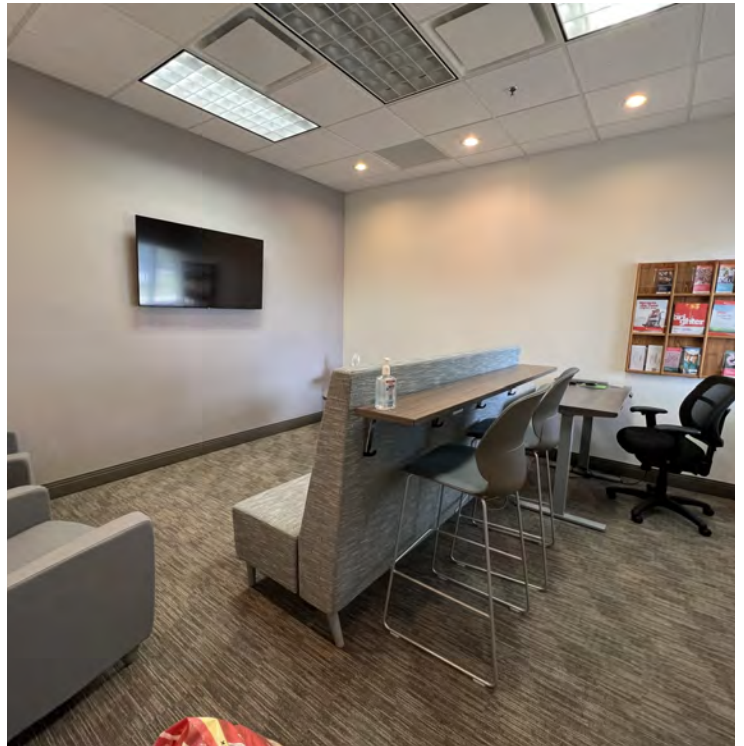
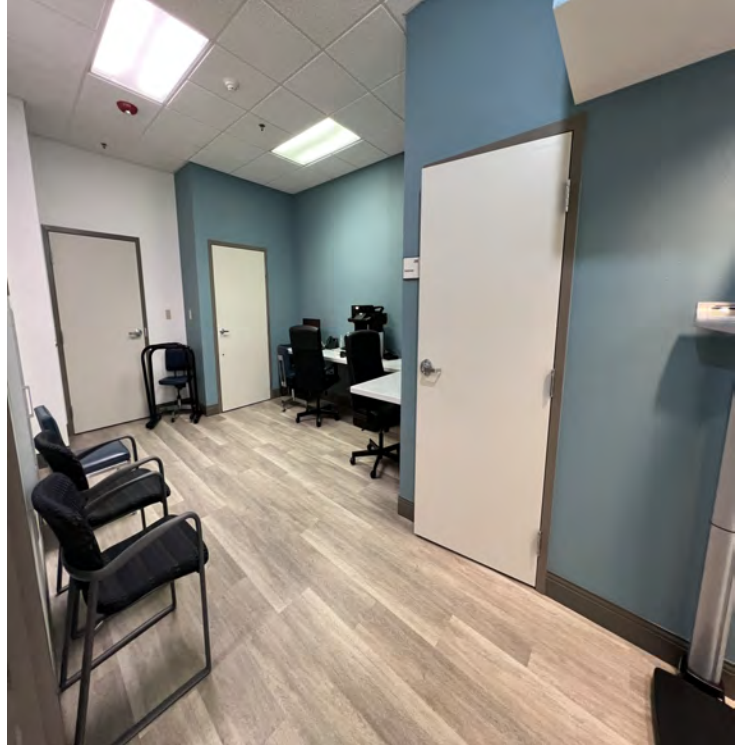
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