



**TERRIFIC  
OPPORTUNITY  
FOR A BUILDER,  
INVESTOR, OR  
HOMEOWNER TO  
BE.**

**519 & O RICHARDSON WAY  
SARASOTA, FLORIDA 34232**



**PROPERTY HIGHLIGHTS**

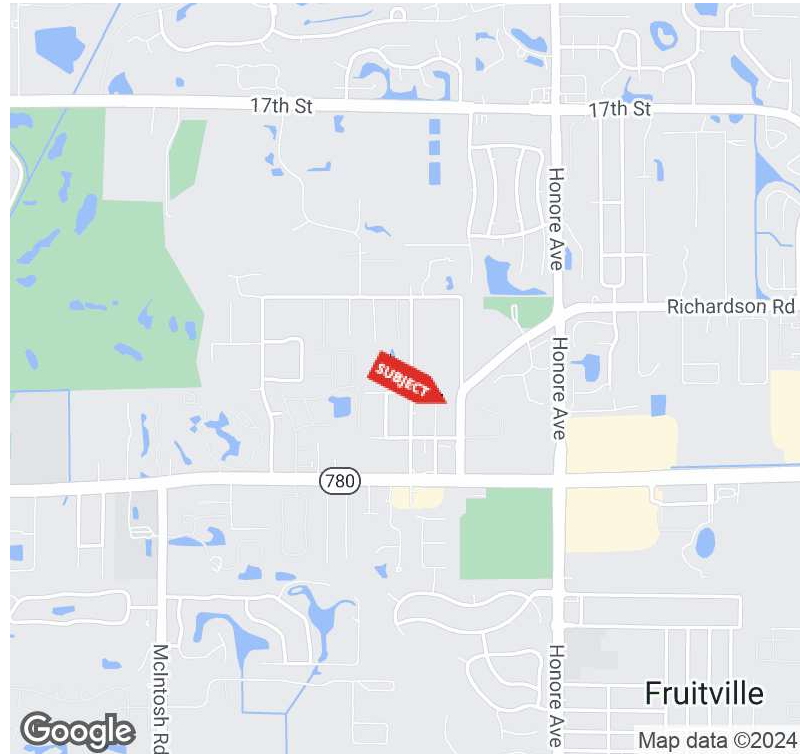
- Dual access from Avant Ave and Richardson Way
- Septic and potential for irrigation well
- RC zoning may allow for both office and residential use
- 0.79 acres with two parcels included

For More Information

**MARCIA CUTTLER**

Agent/Associate  
941 923 0535 x308  
marcia@americanpropertygroup.com

# SARASOTA, FL 34232



## OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	0.79 Acres
Zoning:	RC - RESIDENTIAL COMBINATION

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 519 Richardson Way

Property Type: Land for Sale

Property Size: 0.79 Acres (2 Lots)

A great opportunity for a builder, investor, or homeowner looking to design their perfect residence! This unique property, totaling 0.79 acres, includes two parcels (PID 0044100086 and PID 0044100010). The land offers dual access from Avant Ave on the west side and Richardson Way on the east side.

The property is connected to septic, and there may be an irrigation well available. While the 739 sq. ft. house on the property has already been gutted and is not livable, the land's potential is significant. With Sarasota County RC zoning (Residential Combination), you may have the option to build an office and a residence on this property as well as Multi-Family Duplexes.

Please note that the lots are irregularly shaped; refer to the photos for accurate dimensions.

Visit us online at [AmericanPropertyGroup.com](http://AmericanPropertyGroup.com) to see all our listings or call (941) 923-0535 at your convenience.

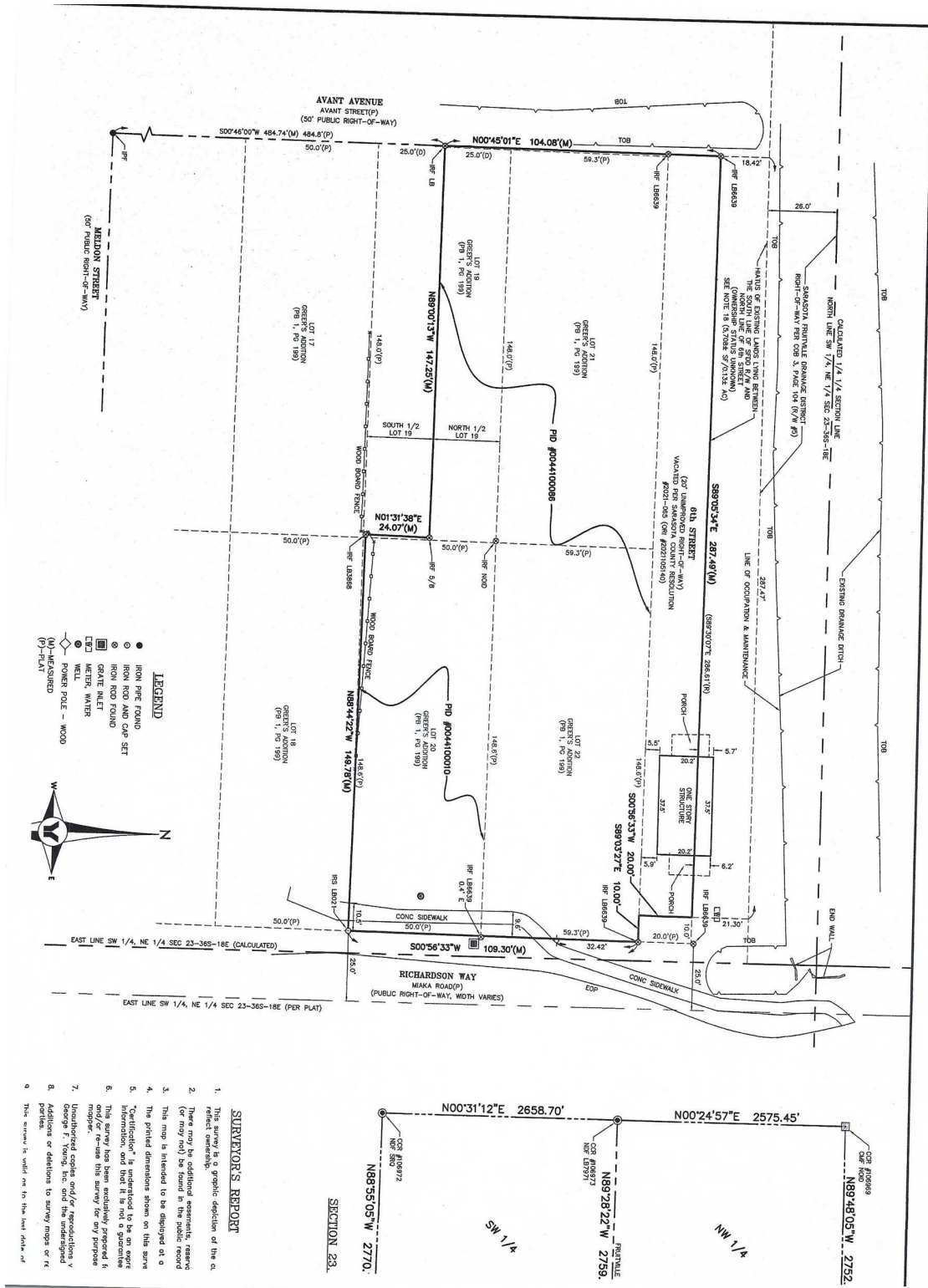
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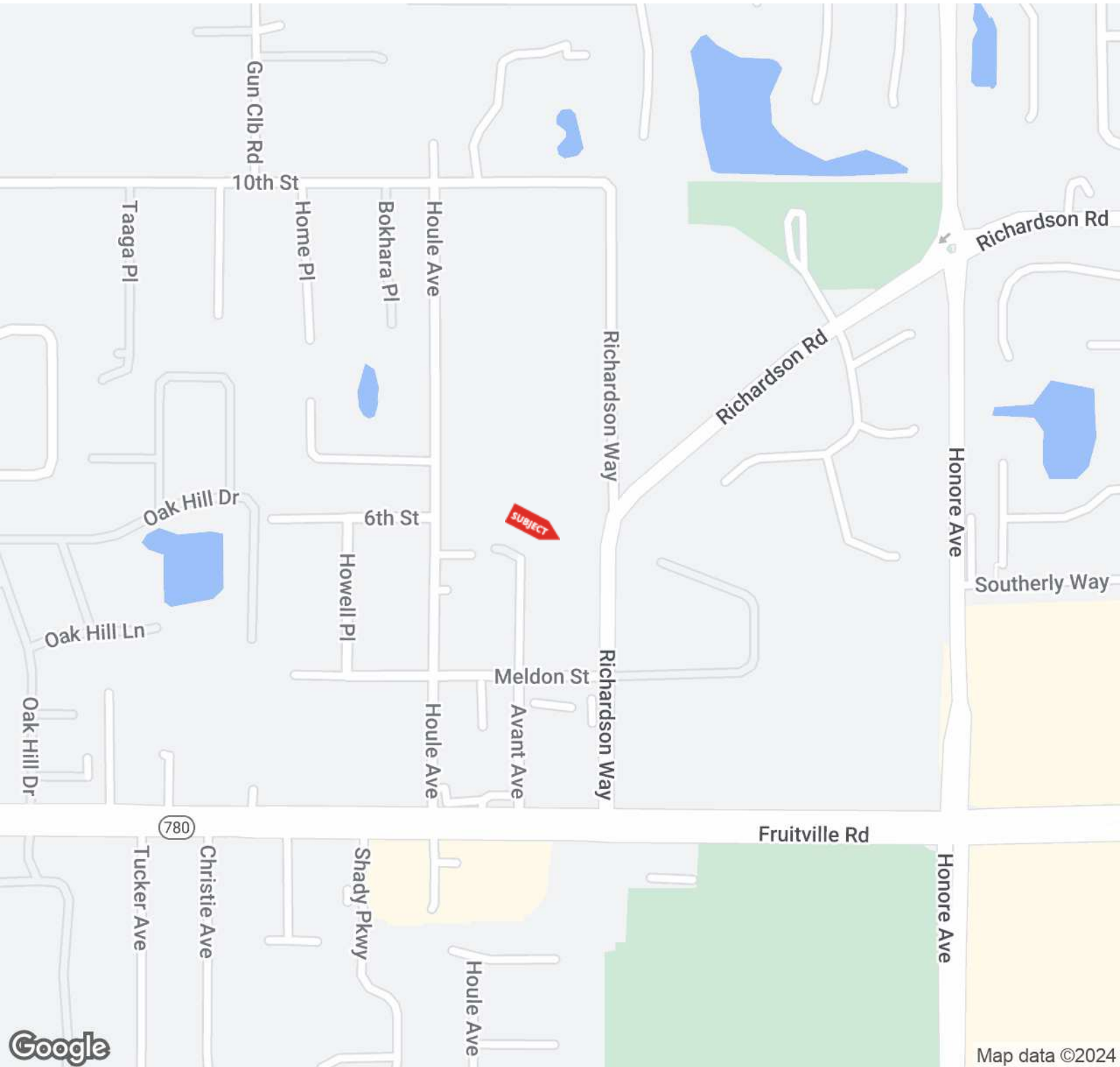
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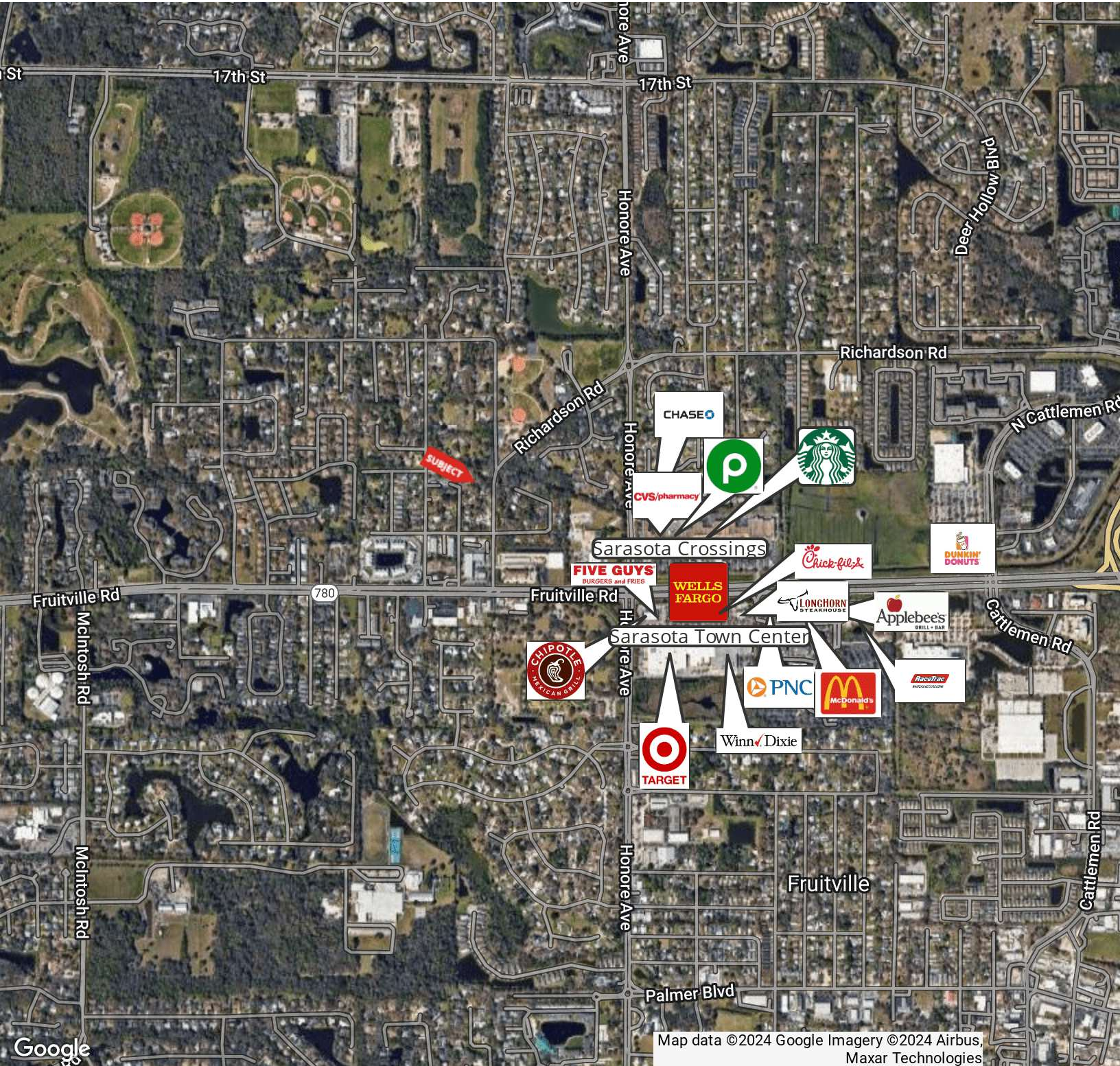
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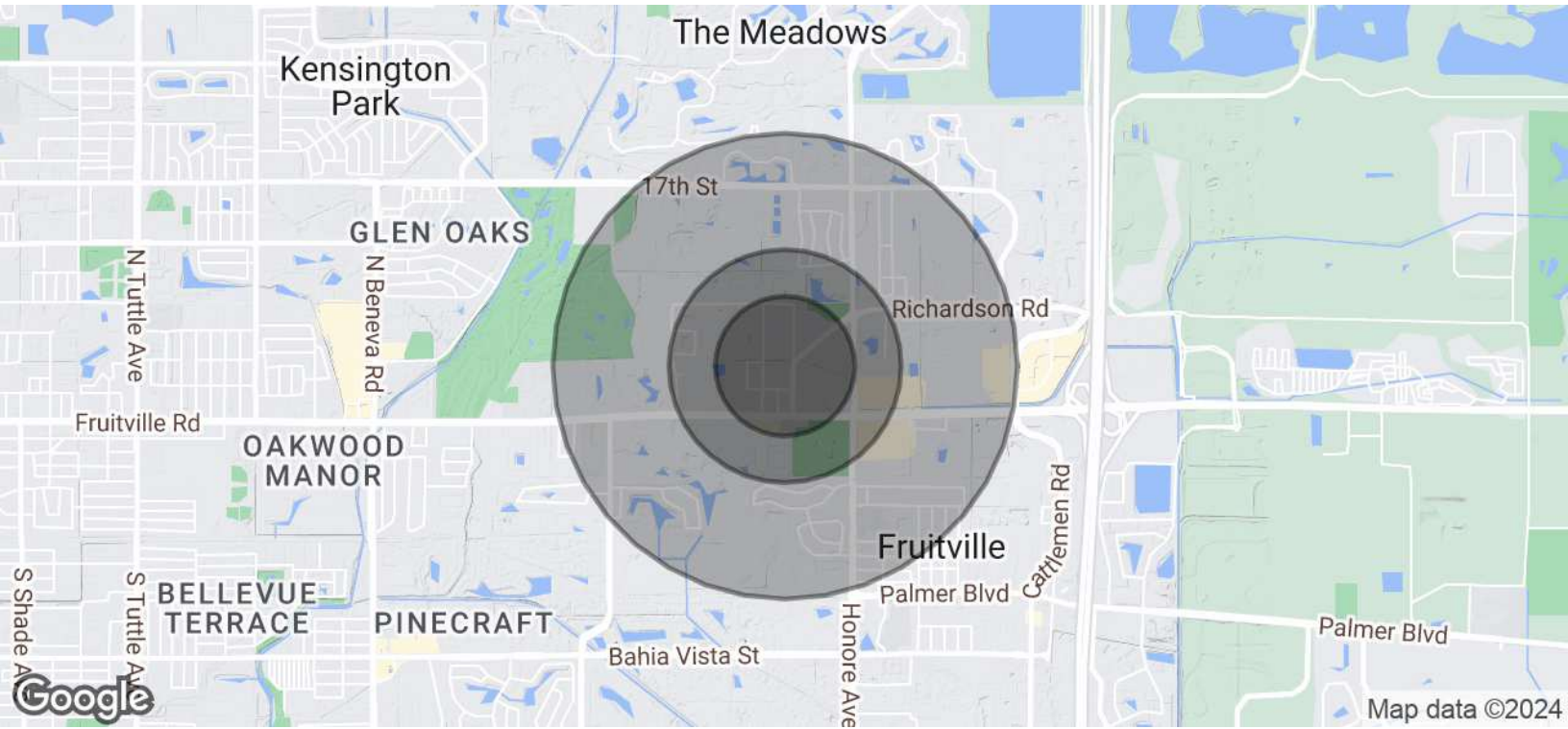


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	512	1,744	8,112
Average Age	45	46	48
Average Age (Male)	45	45	46
Average Age (Female)	46	47	49
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	768	3,697
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$95,659	\$97,927	\$97,902
Average House Value	\$390,553	\$403,425	\$407,815

Demographics data derived from AlphaMap

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### PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

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