

# DOWNTOWN SARASOTA FREE STANDING WAREHOUSE WITH ADDITIONAL LOT

1312 N Lime Ave and 0 Boyd Ave, Sarasota, FL 34237



## PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present the opportunity to purchase a free standing warehouse with additional land close to downtown Sarasota. The property, a former cabinet showroom and manufacturing facility, is conveniently located close to area service related businesses. The showroom building has a mix of private offices, open areas currently used as showrooms and five restrooms. The warehouse has multiple production areas with a loft for additional storage. The property on Lime Ave is accessible from Lime as well as Boyd Ave and is partially fenced at the rear for outside storage. Parking is located on Lime Ave for customers and Boyd Ave for employees. Conveying with the sale of 1312 Lime Ave is a fully fenced 5,625 SF vacant lot located across the street at 0 Boyd Ave. This lot currently has two shed like structures and was previously utilized for outside storage and parking.

## PROPERTY SUMMARY

Sale Price:	\$1,995,000
Lot Size:	0.56 Acres
Year Built:	1971
Building Size:	11,400 SF
Zoning:	IHD & IGD
Price / SF:	\$175.00



STEVE HORN, CCIM  
941.906.8688 x107  
steve@ian-black.com



MELISSA HARRIS, SIOR  
941.906.8688 x114  
Melissa@ian-black.com

**IAN BLACK**  
REALESTATE  
THE PLACE FOR SPACE

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

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com

# DOWNTOWN SARASOTA FREE STANDING WAREHOUSE WITH ADDITIONAL LOT

## Downtown Sarasota Free Standing Warehouse with Additional Lot

1312 N Lime Ave and O Boyd Ave, Sarasota, FL 34237



STEVE HORN, CCIM  
941.906.8688 x107  
steve@ian-black.com



MELISSA HARRIS, SIOR  
941.906.8688 x114  
Melissa@ian-black.com

**IAN BLACK**  
REAL ESTATE  
THE PLACE FOR SPACE

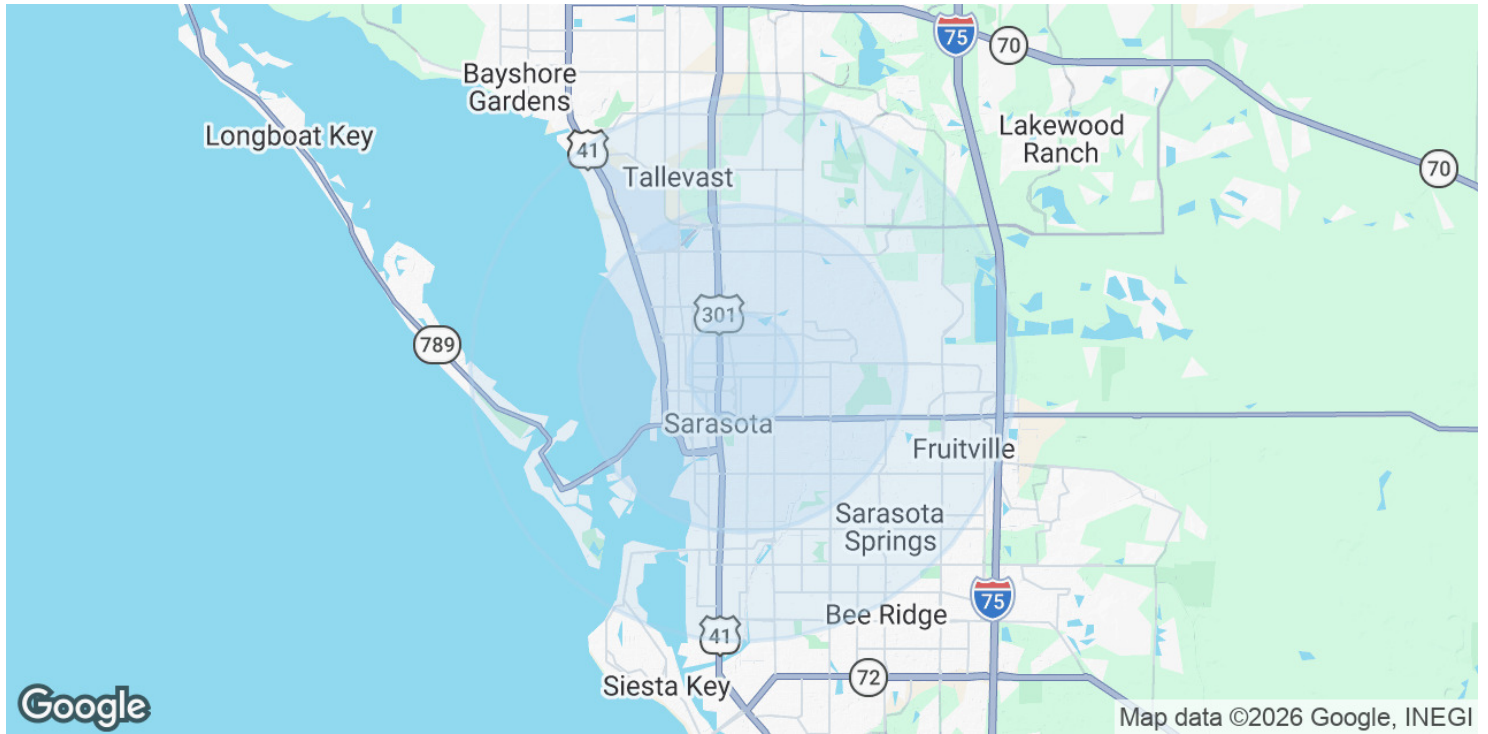
Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com

# DOWNTOWN SARASOTA FREE STANDING WAREHOUSE WITH ADDITIONAL LOT

## Downtown Sarasota Free Standing Warehouse with Additional Lot

1312 N Lime Ave and O Boyd Ave, Sarasota, FL 34237



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,743	77,305	161,224
Average Age	37.2	47.9	50.0
Average Age (Male)	34.8	45.6	47.7
Average Age (Female)	39.8	49.3	51.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,139	34,298	72,634
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$77,346	\$102,849	\$116,404
Average House Value	\$230,226	\$465,087	\$542,847

2023 American Community Survey (ACS)



STEVE HORN, CCIM  
941.906.8688 x107  
steve@ian-black.com



MELISSA HARRIS, SIOR  
941.906.8688 x114  
Melissa@ian-black.com

**IAN BLACK**  
REAL ESTATE  
THE PLACE FOR SPACE

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

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com