



1860 7TH STREET

Gillespie Park • Sarasota, FL

Premier

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INTERNATIONAL REALTY



Investment Opportunity:
Gillespie Park Duplex
 1860 7th Street, Sarasota, FL 34236

Investor Snapshot

- Property Type: Duplex with two units, each configured as two bedrooms and one bath
- Total Living Area: Approximately 1,568 square feet
- Lot Size: Approximately 7,500 square feet
- Zoning: DTN (Downtown Neighborhood) allowing redevelopment potential subject to city approvals
- Location: Directly across from the 10-acre Gillespie Park and close to downtown Sarasota

Price upon request

MLS#: A4685678

Two two-bedroom, one-bath residences totaling approximately 1,568 square feet on a 7,500-square-foot lot. Both residences configured for rental income, providing immediate income-producing potential. Long-term tenant in the front residence for approximately 20 years, offering established occupancy stability. Rear residence professionally staged, allowing for immediate occupancy, leasing or short-term rental evaluation subject to local regulations. Recent capital improvements include a new roof installed in 2017, two newer air-conditioning systems approximately six and 18 months old, and updated sewer and water lines within the past three years. Downtown Neighborhood (DTN) zoning designation providing potential redevelopment opportunities including a single-family residence with accessory dwelling unit, subject to city approvals. Located directly across from the 10-acre Gillespie Park featuring a pond, off-leash dog park, tennis and basketball courts, playground, fitness trail and sculpture garden. Within close proximity to public transportation, The Bay Park waterfront district, Payne Park, the Legacy Trail and downtown Sarasota's dining, shopping and cultural venues, with more than 65 establishments within a radius of just a few blocks.

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