

# Freestanding Retail Building

## FOR SALE - \$900,000

**Property # 25990 – 224 Pearl Avenue  
Sarasota, Manatee County, Florida 34243**

### Property Highlights

- Building Size 2,640 sq. ft.
- Year Built 1985
- Parcel ID # 6690300006
- Land Size – .54 acres (23,814 sf)
- Zoned – Commercial
- Located at the signalized intersection of N. Tamiami Trail & Pearl Avenue
- Great Corner Location
- Good Access & Visibility
- Freestanding Pylon Sign
- 2026 Traffic Count – 43,500 N. Tamiami
- 2025 Property Taxes - \$7,591.10

Will be Deed Restricted against Convenience Store use with  
or without Motor Fuels  
(other restrictions may apply)



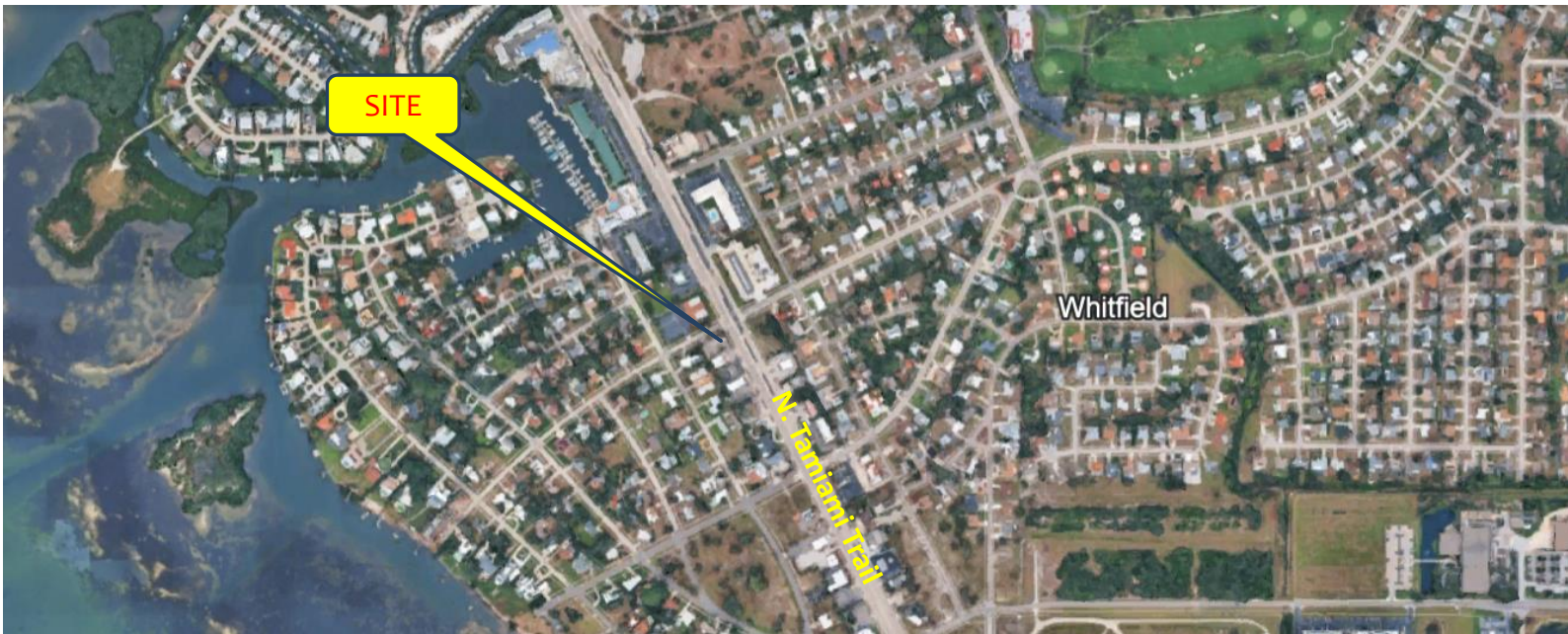
Contact:

**Gina LeMaster Brown**  
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gina@intrepidcre.com

365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - [www.intrepidcre.com](http://www.intrepidcre.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

# Overhead and High Aerial



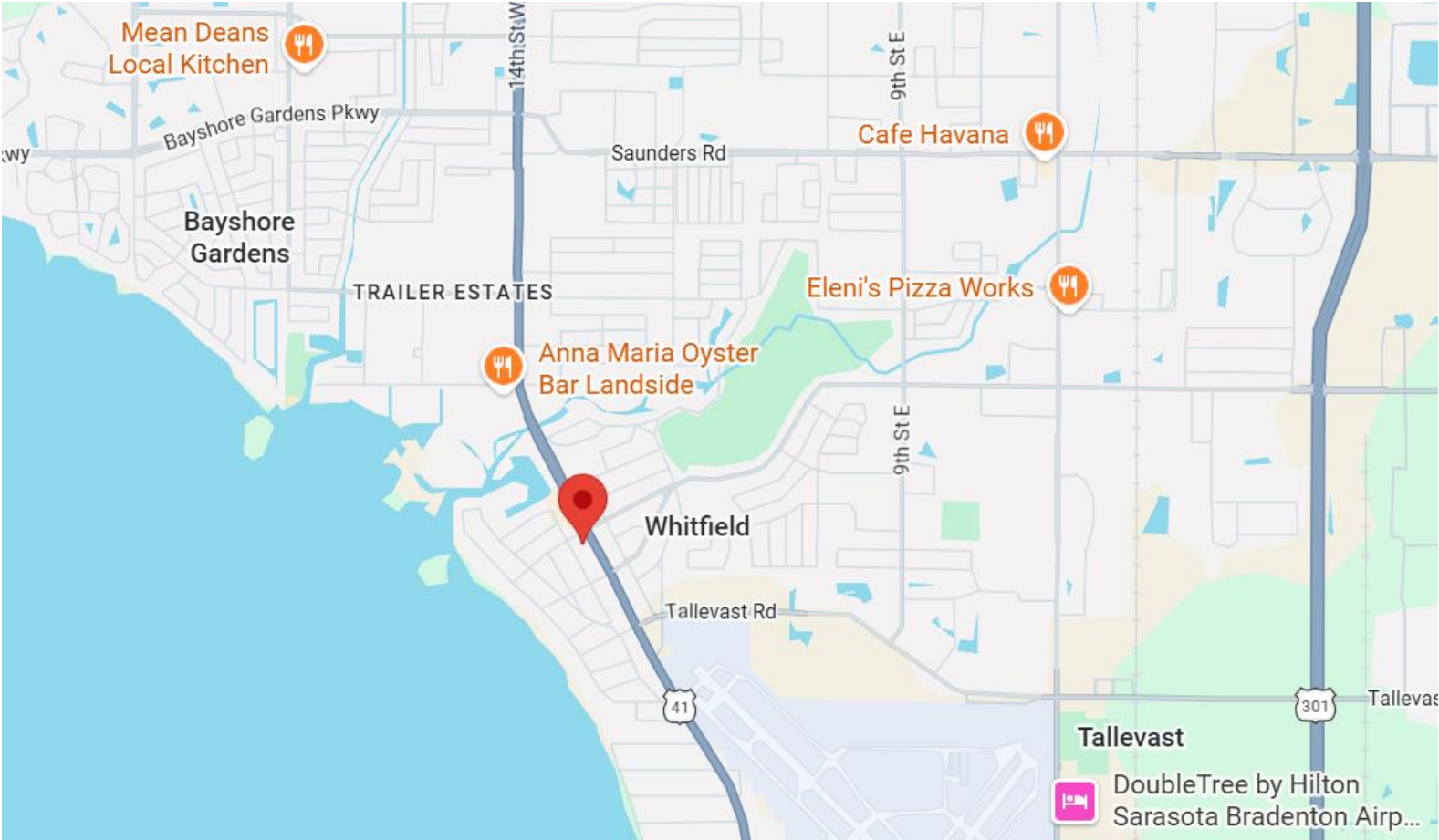
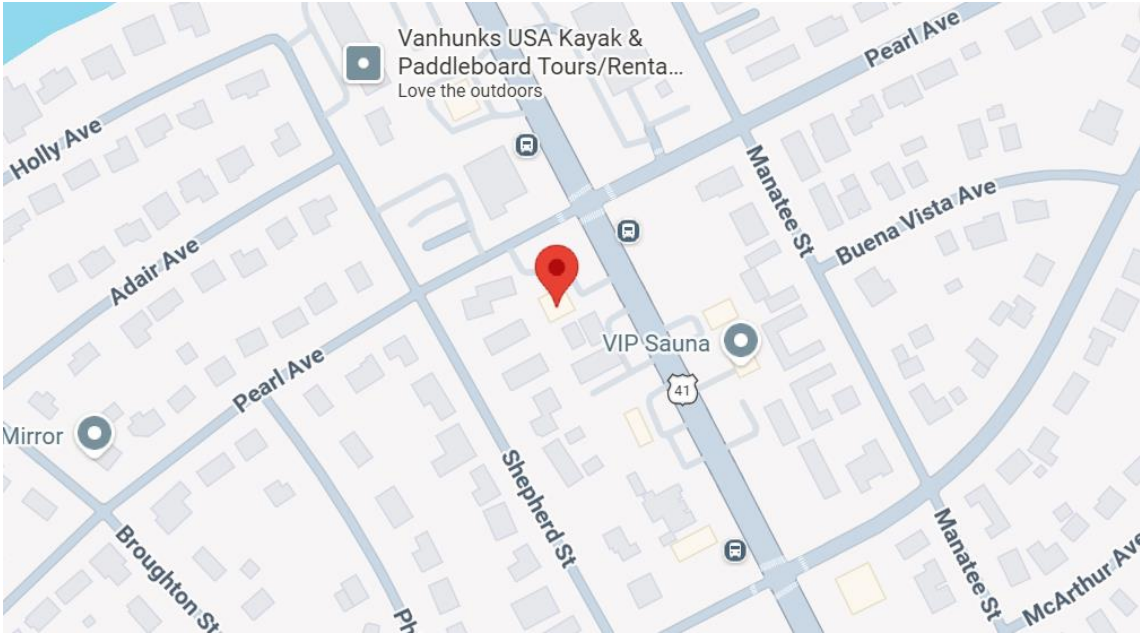
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# Map of Area



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