

Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Sarasota area, this industrial/warehouse property at 1816 57th St offers a 28,039 SF building featuring clear span, block construction, and 240 amp/3phase power. Situated on 1.96 acres of land, the property boasts 60 parking spaces, providing ample on-site parking for tenants and visitors. Additionally, the presence of three outbuildings further enhances the property's potential for various industrial and distribution uses. With its strategic ILW zoning and a robust infrastructure, this property presents a compelling opportunity for investors seeking a versatile and well-equipped space in the dynamic Sarasota industrial market. Built in 1968, this property has the potential to cater to a range of industrial and distribution needs, presenting an attractive investment opportunity.

PROPERTY HIGHLIGHTS

- 28039 sf
- Clear span
- Block construction
- 240 amp/3phase power
- 60 parking

OFFERING SUMMARY

Sale Price:	\$4,350,000
Lot Size:	1.96 Acres
Building Size:	28,039 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	371	628	2,111
Total Population	659	1,142	4,308
Average HH Income	\$80,439	\$77,406	\$82,107

Diane Lawson

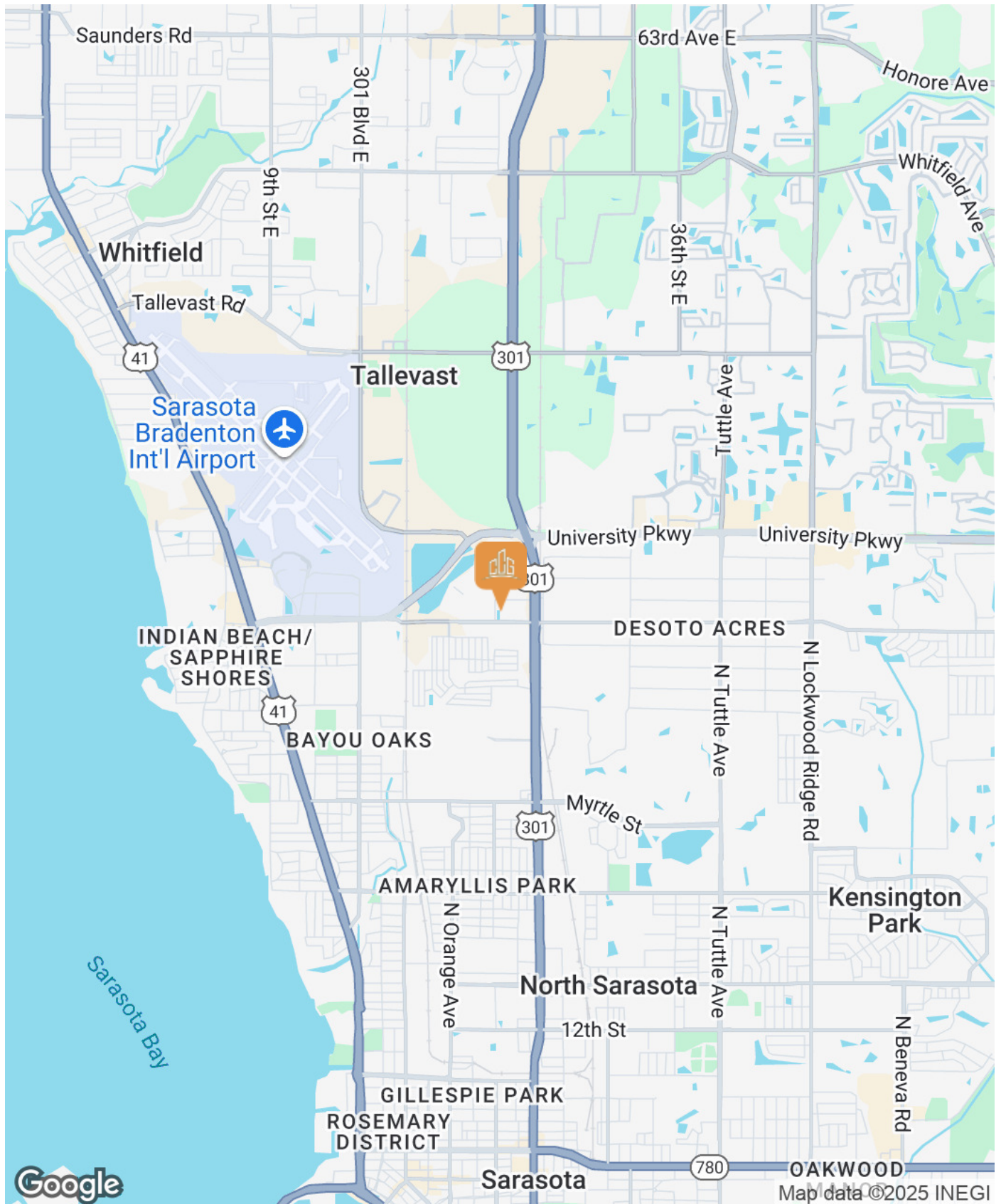
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Location Map



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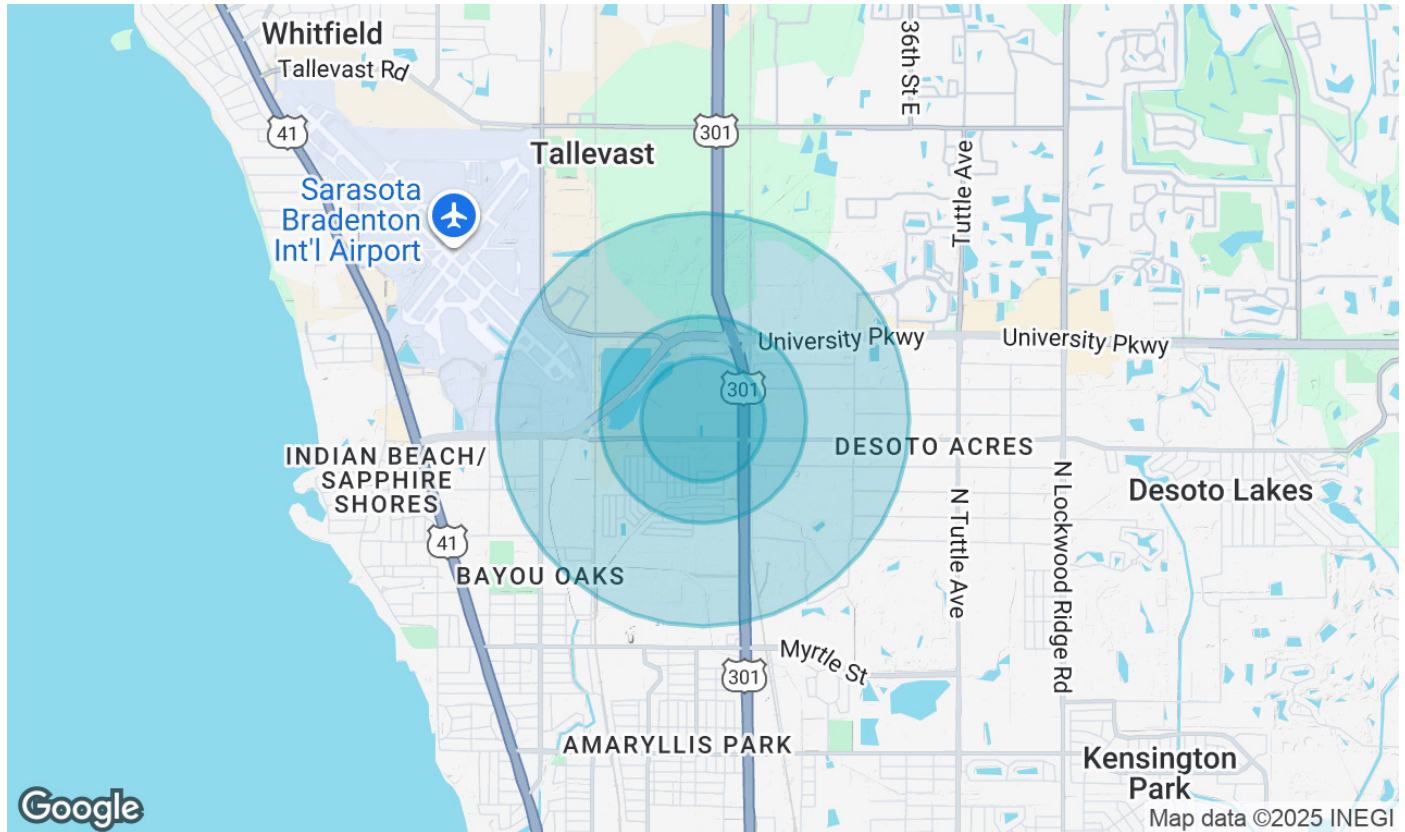
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	659	1,142	4,308
Average Age	61	59	51
Average Age (Male)	59	57	50
Average Age (Female)	63	61	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	371	628	2,111
# of Persons per HH	1.8	1.8	2
Average HH Income	\$80,439	\$77,406	\$82,107
Average House Value	\$331,381	\$309,577	\$306,401

Demographics data derived from AlphaMap

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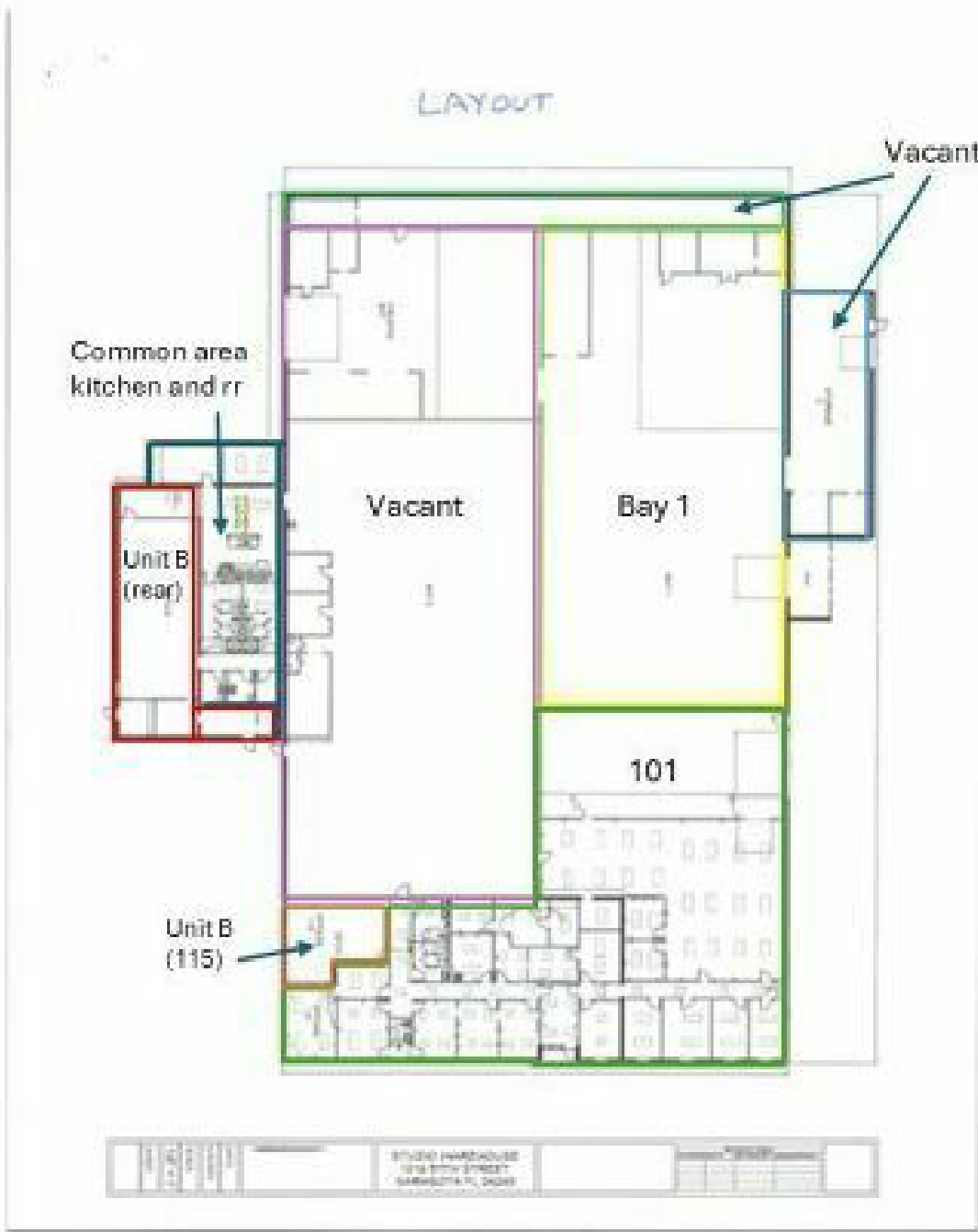
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Floor Plan



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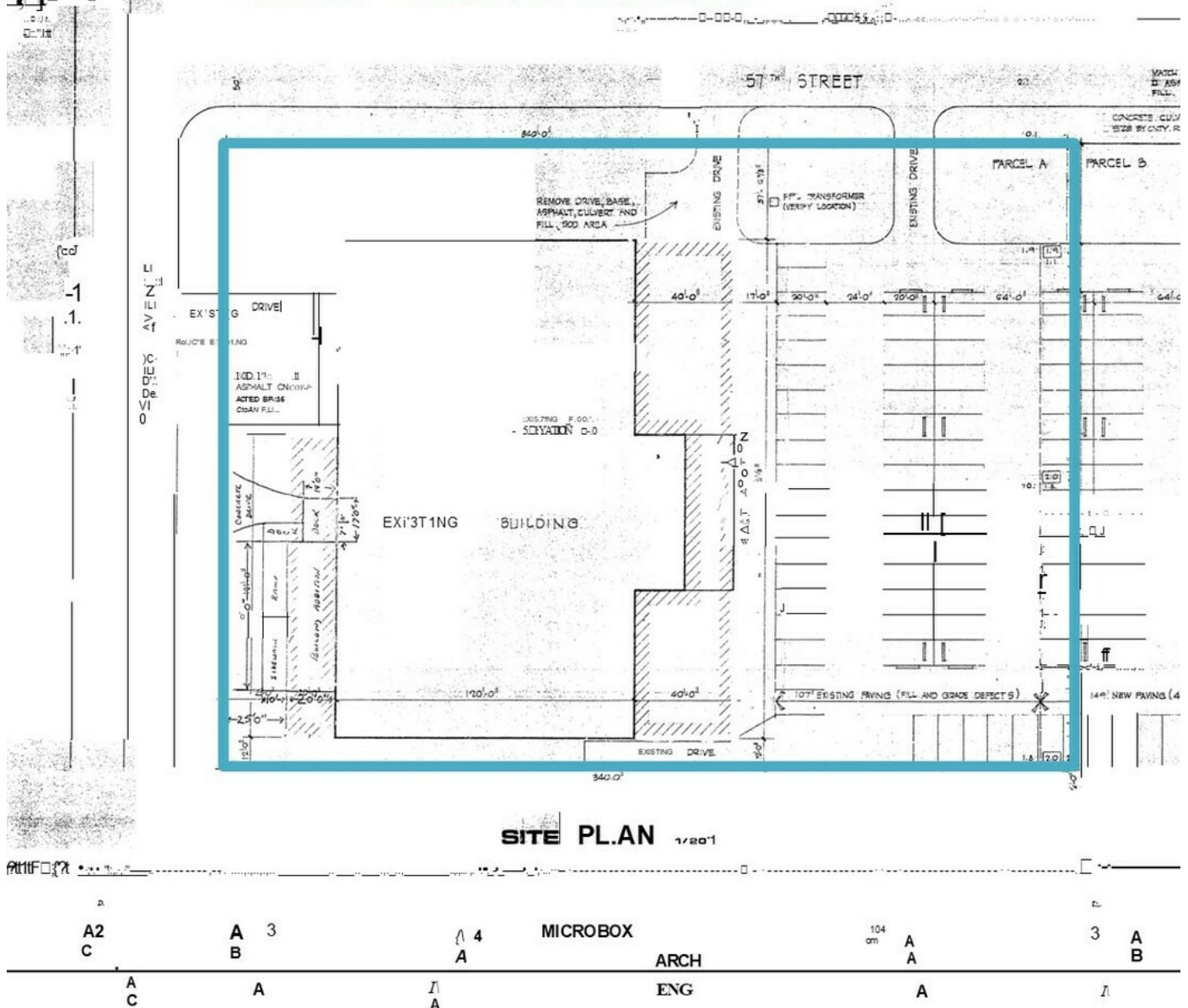
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Site Plan

1816 57th Street, Sarasota, FL



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Additional Photos



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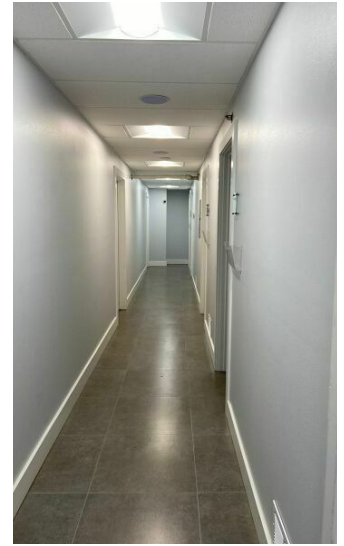
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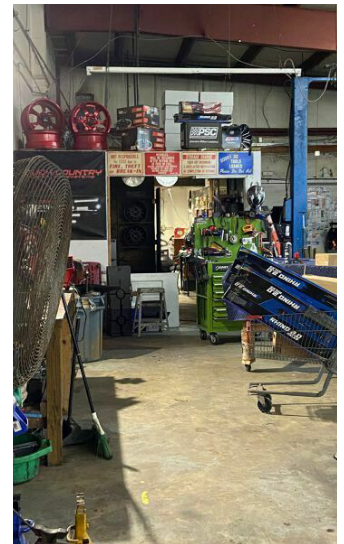
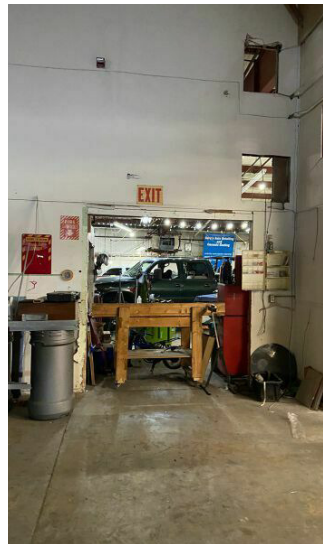
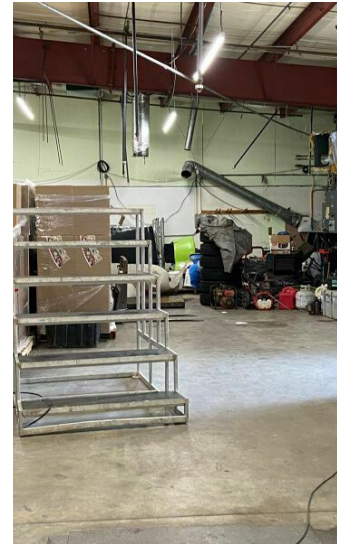
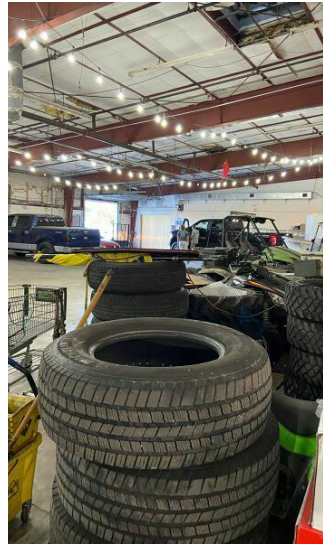
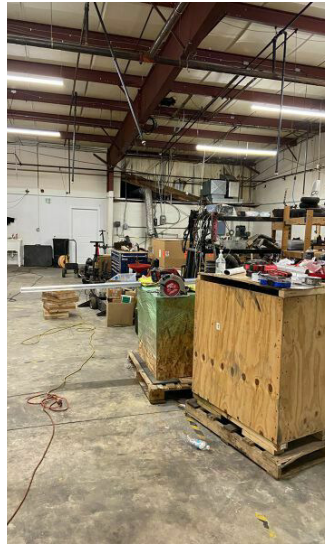
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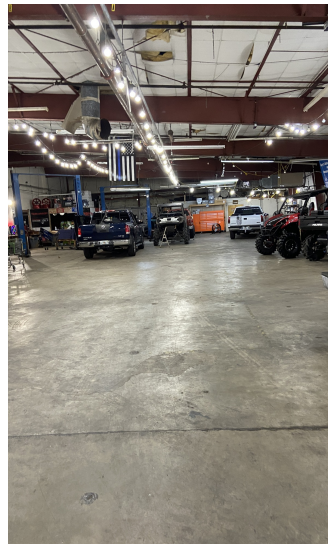
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