



2,250 SQ. FT. OFFICE/WAREHOUSE UNIT NEAR WHITFIELD & HIGHWAY 301

For Sale | Industrial Condominium

# 6644 26th Court East

Sarasota, Florida 34243

**Michael Saunders & Company**



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Roberta Kolton Cera**

Senior Commercial Advisor  
941.928.1428  
robertakolton@michaelsaunders.com

<b>SQUARE FEET:</b>	2,250 SF
<b>SQ. FT. OFFICE:</b>	550 SF
<b>SQ. FT. WAREHOUSE:</b>	1,700 SF
<b>LAND SIZE:</b>	0.0 - Condo
<b>ZONING:</b>	HM
<b>YEAR BUILT:</b>	2006
<b>ELECTRIC:</b>	Single Phase; 110V; 225amp
<b>CEILING HEIGHT:</b>	18'
<b>OVERHEAD DOORS:</b>	1 - 12' x 14'
<b>LOADING DOCK:</b>	No
<b>FIRE SPRINKLERS:</b>	Yes
<b>PARKING:</b>	3 +/-
<b>PROPERTY ID#:</b>	Manatee County, 1868912859
<b>TAXES 2023:</b>	\$3,887.91
<b>OCCUPANCY:</b>	At Closing



## PROPERTY DESCRIPTION

2,250 sq. ft. industrial condo unit in a great location just off of Highway 301 and Whitfield Avenue. Unit has approximately 550 sq. ft. of office area, including reception area, 2-private offices and 1-restroom. The remainder of the space is non-air conditioned warehouse with 18' ceiling, single phase power and one 12' x 14' overhead door.

Current association fees are \$1,410 per quarter.

## LOCATION OVERVIEW

From Highway 301, go 1-block east on Whitfield Avenue to 26th Court East . Unit is in the first building of the 301 Commerce Center complex, located towards the end of 26th Court East before the cul-de-sac.

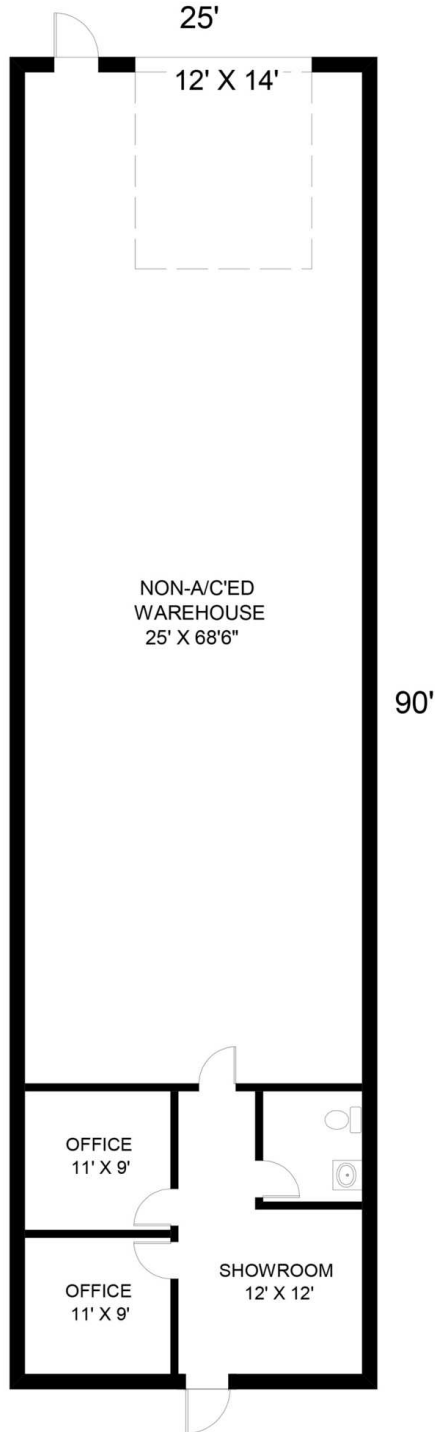
**SALE**  
**\$499,000**

**2,250** square feet

**\$221.78** per square foot

**INDUSTRIAL PROPERTY**

6644 26TH COURT EAST, SARASOTA, FL

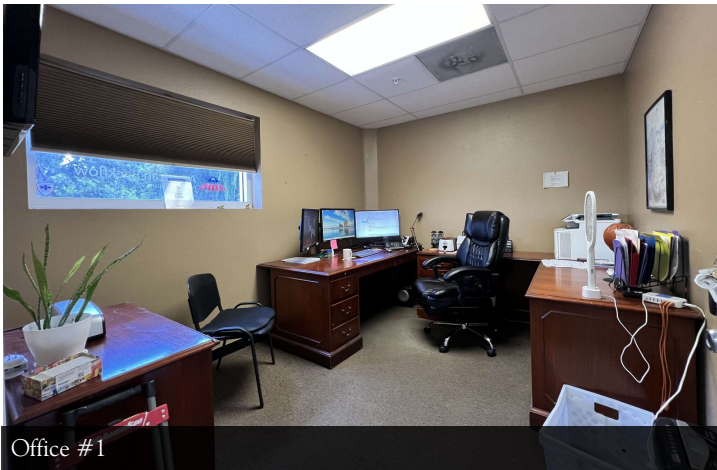




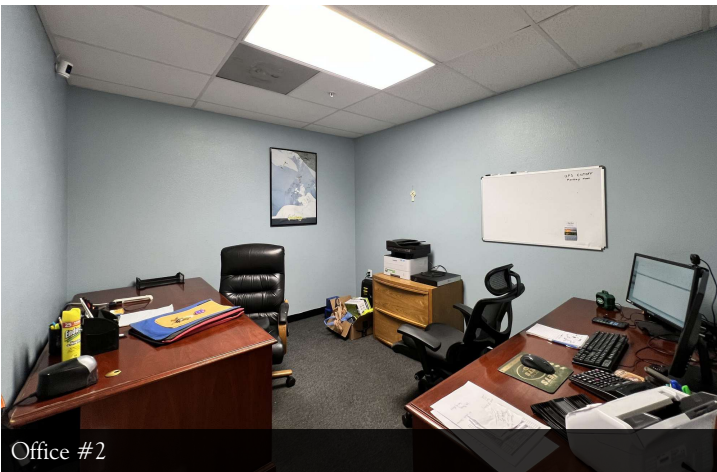
Reception / Break Area



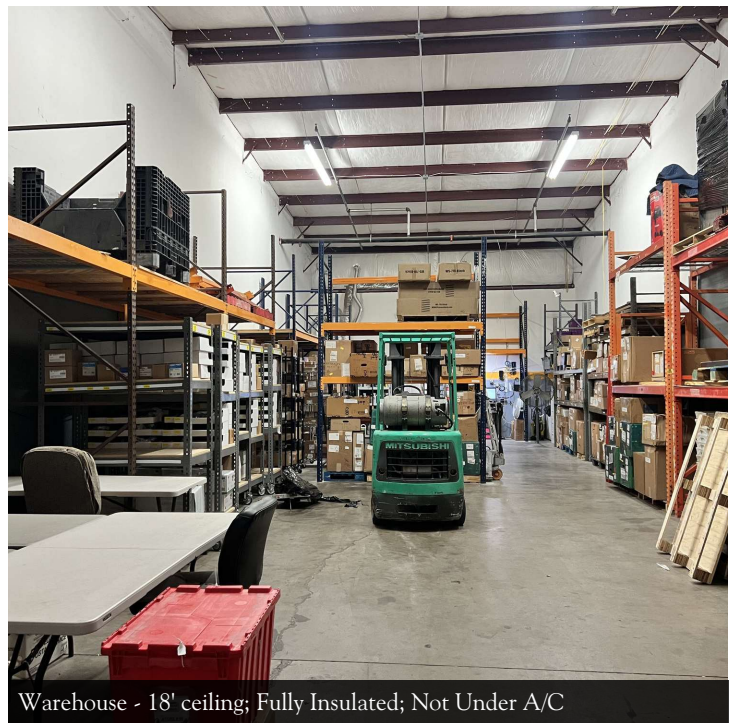
Warehouse - 12' x 14' overhead door



Office #1



Office #2



Warehouse - 18' ceiling; Fully Insulated; Not Under A/C