

# 3 PROPERTY INCOME PRODUCING PORTFOLIO



Sale Price	<b>\$2,599,000</b>
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## OFFERING SUMMARY

Total Property Size:	10,157 SF
Total Lot Size:	1 Acre
Cap Rate:	7.12%
NOI:	\$255.88
Zoning:	OPI, CG

## PROPERTY OVERVIEW

This offering presents a compelling opportunity to acquire a three-property, income-producing commercial portfolio strategically located across Venice, Englewood, and Port Charlotte—three of Southwest Florida’s most active and growing submarkets. This portfolio combines a stable office asset at 115 Shamrock Blvd, a diversified multi-tenant retail/office property at 2001 S. McCall Road featuring multiple income streams, and a well-positioned two-unit asset at 17835 Murdock Circle. Together, these properties generate consistent rental income with established tenancy, providing both immediate cash flow and long-term upside potential. The mix of single-tenant stability and multi-tenant diversification offers investors a balanced risk profile, while the portfolio’s geographic spread enhances market resilience. With strong fundamentals, existing income in place, and opportunities to optimize rents and operations, this is an ideal acquisition for investors seeking stable yield with value-add potential in high-growth Gulf Coast markets.

## PROPERTY HIGHLIGHTS

- Three-Property Portfolio across Venice, Englewood, and Port Charlotte
- In-Place Cash Flow with established tenancy
- Diverse Income Mix of single and multi-tenant assets
- Balanced Risk Profile with stable and flexible property types

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