

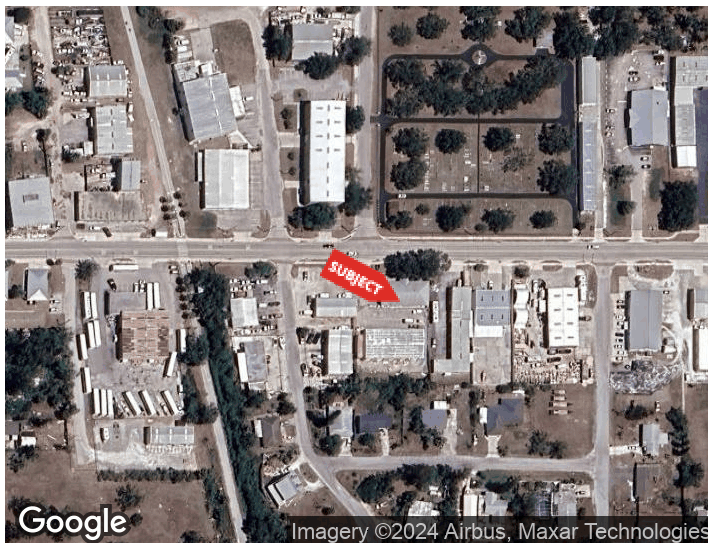


**2 BUILDING
WAREHOUSE/SHOWROOM
COMBO IN NOKOMIS**

**508 COLONIA LN E
NOKOMIS, FLORIDA 34275**

PROPERTY HIGHLIGHTS

- - 8,040 SF over 2 buildings
- - Built in 1985
- - Zoned CI
- - Spacious office and warehouse space
- - Ample parking for employees and visitors
- - High visibility on Colonia Ln E
- - Easy access to major transportation routes
- - Versatile layout for various business needs
- - Well-maintained and move-in ready
- - Potential for customization and expansion



For More Information

ADAM SEIDEL

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OFFERING SUMMARY

Sale Price:	\$1,699,000
Building Size:	8,040 SF
Lot Size:	25,996 SF
Number of Buildings:	2
Price / SF:	\$211.32
Year Built:	1985
Zoning:	CI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 508 Colonia Lane E, Nokomis, FL

Property Type: Showroom and Separate Warehouse

Property Size: Showroom: 3,040 sf Net / 3,608 sf Gross, Warehouse: 5,000 sf Net, Lot: 25,350 sf (.58+/- acres)

Located just North of Venice Island, off Tamiami Trail in Nokomis, FL, this showroom and warehouse combo is a fantastic opportunity for both users and investors. The freestanding showroom building offers an open floor plan and has been recently renovated. The showroom building is complemented by a spacious warehouse, making it ideal for various business needs. Property is occupied do not speak with employees.

Highlights:

3,040 sf recently renovated showroom with an open floor plan

5,000 sf warehouse with 5x 12' bay doors on each side

Zoned CI (Commercial Intensive) allowing for diverse uses including outdoor product display

Easy access to Sarasota, Venice, Port Charlotte, US41, and 681/I-75

Surrounded by residential and commercial growth

Fenced in yard space, outdoor display, outdoor storage

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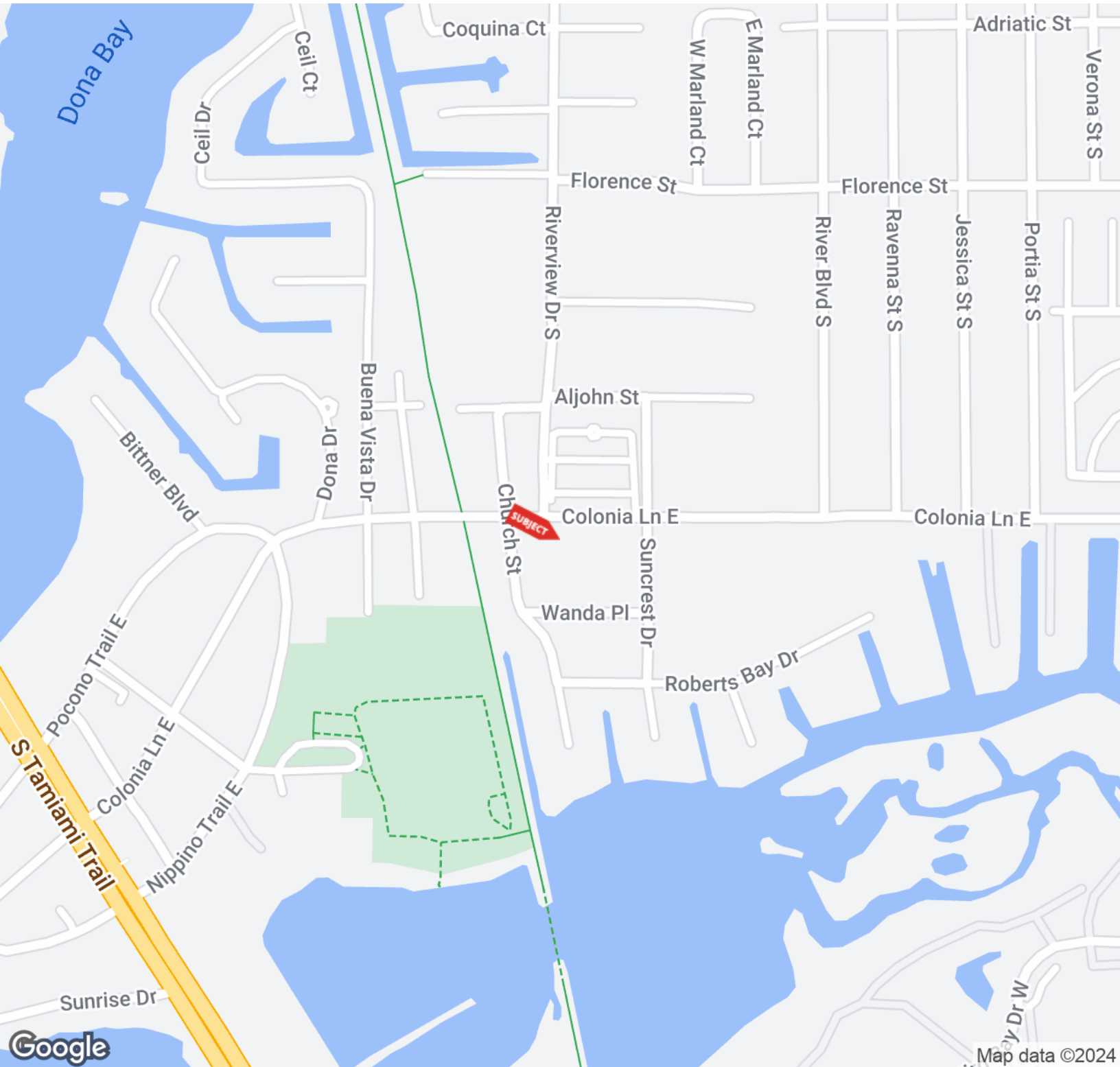
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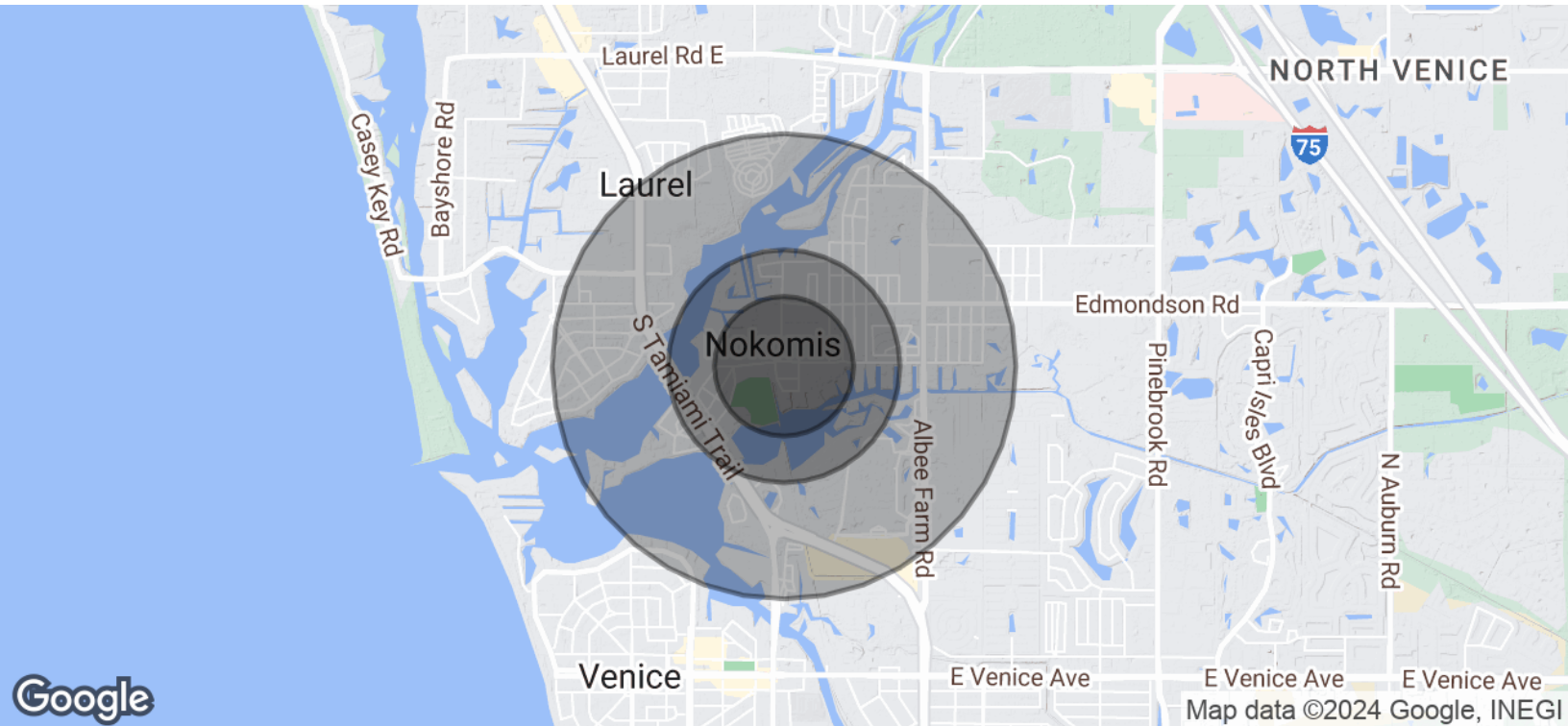
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	492	1,428	6,467
Average Age	54	55	60
Average Age (Male)	52	54	59
Average Age (Female)	55	57	61

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	245	726	3,376
# of Persons per HH	2	2	1.9
Average HH Income	\$81,666	\$82,803	\$85,187
Average House Value	\$446,604	\$426,025	\$485,754

Demographics data derived from AlphaMap

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