

SALE

128 W CHARLOTTE AVE UNIT 117 B

128 W Charlotte Ave Unit 117 B Punta Gorda, FL 33950



SALE PRICE

\$1,400,000

Danny Nix Jr

941 225 4663

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PROPERTY DESCRIPTION

Located in the desirable downtown Punta Gorda, this professional building offers 4,917 sq. ft. of flexible office space. It includes 4 offices, 3 restrooms, a kitchen, 5 access doors, and two large open rooms. The property provides parking on three sides and street parking, making it highly versatile for commercial use. Situated at the corner of Taylor Street, it also has convenient access to US 41, making it ideal for businesses looking to be close to other commercial activities in the area. All information comes from users and sources believed to be reliable but should be verified for accuracy. Subject to errors and omissions.

PROPERTY HIGHLIGHTS

- Prime location in Punta Gorda
- Versatile space for office or commercial use
- High visibility and accessibility
- Potential for a variety of business ventures

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	10,694 SF
Building Size:	4,917 SF

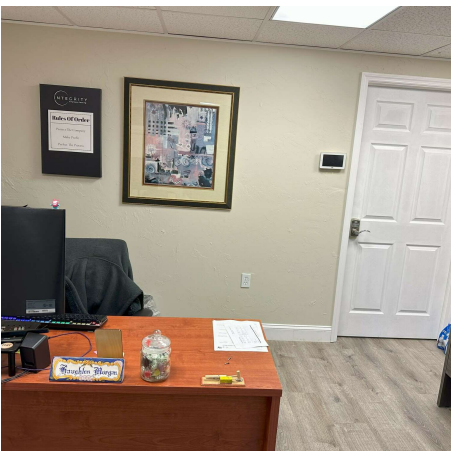
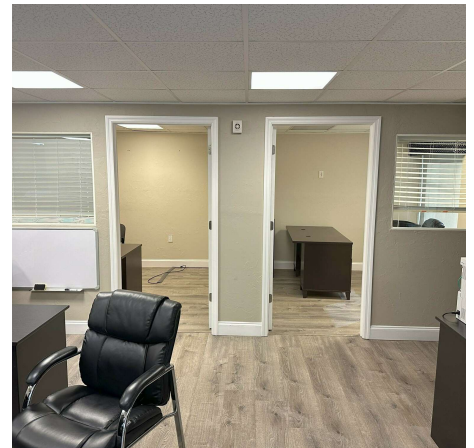
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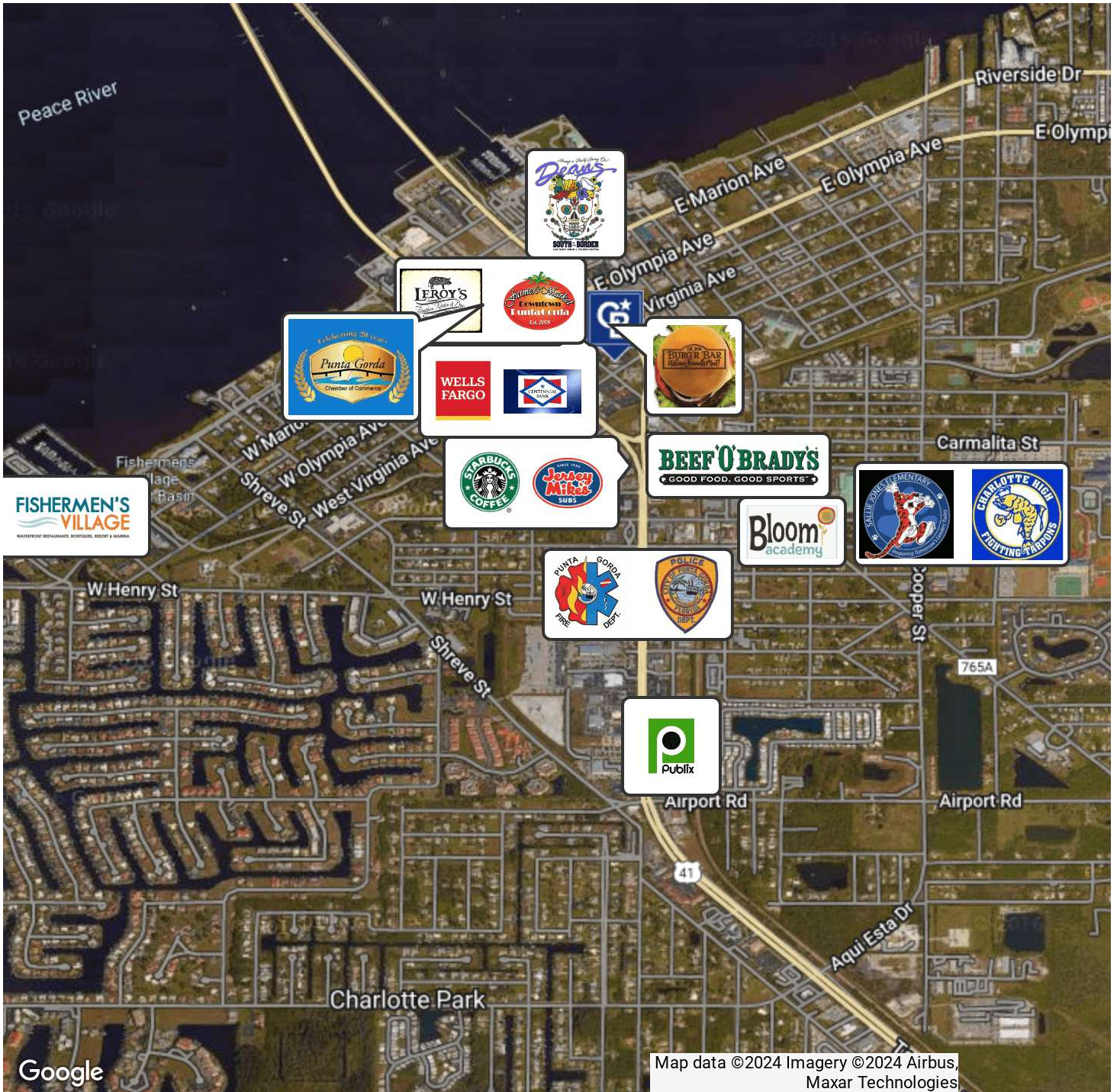


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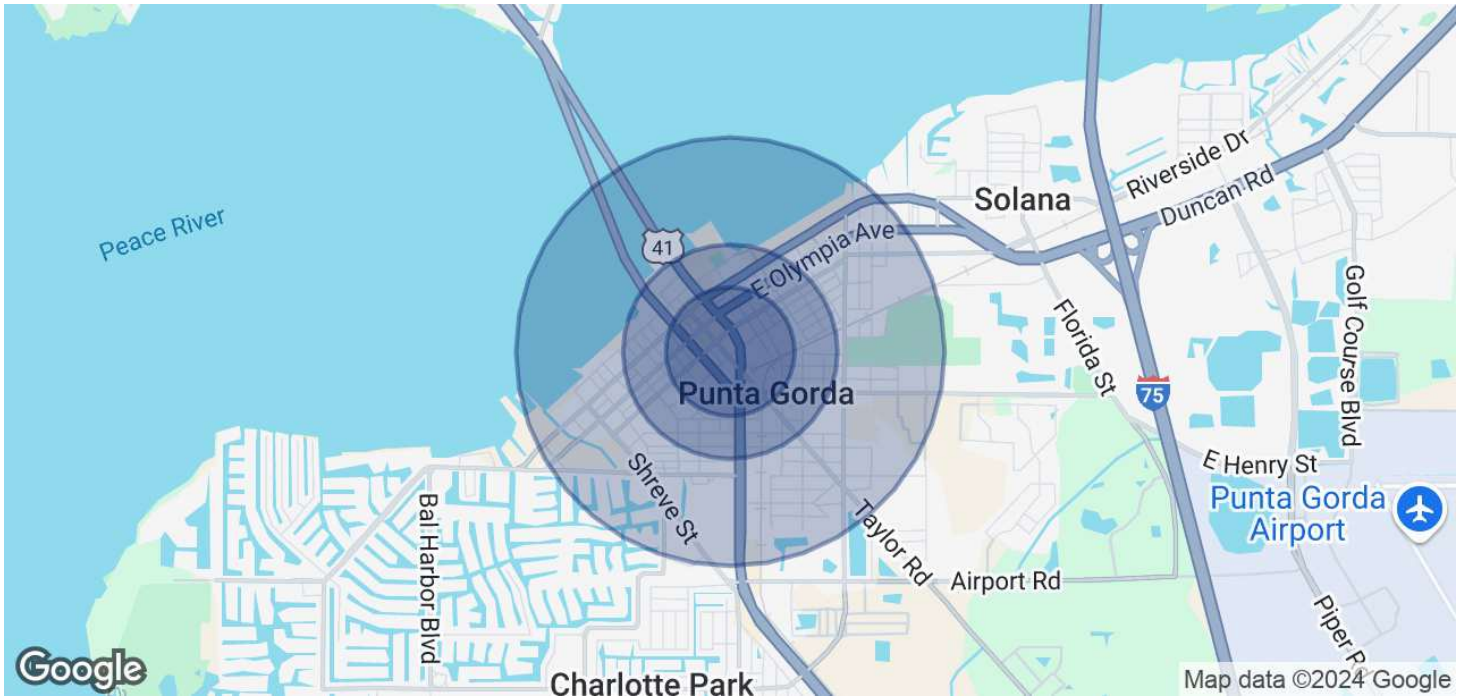


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	249	1,245	4,236
Average Age	55	52	54
Average Age (Male)	54	51	53
Average Age (Female)	57	53	54

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	123	606	2,093
# of Persons per HH	2	2.1	2
Average HH Income	\$83,001	\$73,501	\$74,517
Average House Value	\$475,719	\$416,963	\$400,891

Demographics data derived from AlphaMap

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DANNY NIX JR

Broker Associate, CCIM

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PROFESSIONAL BACKGROUND

Sharing knowledge, experience, and enthusiasm about commercial real estate in Florida, our community and the business opportunities available, I strive to lead our team to help recruit and integrate companies and the people of those businesses into our area by finding them the best location at the highest use and value.

EDUCATION

Bachelor of Science in Marketing

Associates Degree in Business Administration

MEMBERSHIPS

NAR: National Association of Realtors

Florida Realtors

CCIM Member

ICSC: International Council of Shopping Centers

EDP: Charlotte County Economic Development Partnership

REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto (President)

Punta Gorda Chamber of Commerce

Charlotte County Chamber of Commerce

Englewood Chamber of Commerce

Fawcett Memorial Hospital (Board Member)

Florida Southwestern State College (Chairman of the Board)

Leadership Florida Cornerstone Class 38

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